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SCHEDULE 1 – PERMITTED DEVELOPMENT

PART 1 - ERECTION OF BUILDINGS

Permitted Development

Development consisting of –

- (a) the erection, extension or alteration of a building for use as a data centre (sui generis);
- (b) the erection, extension or alteration of a building for indoor horticulture use (sui generis);
- (c) the erection, extension or alteration of a building or plant for a district heating energy centre (sui generis);
- (d) the erection, extension or alteration of a building for use as a visitor's centre (Use Class F2);
- (e) the erection, extension or alteration of a building for use for campus management (Use Class E(c));
- (f) the erection, extension or alteration of a building for campus security (Use Class E(c)).

Development not permitted

Development is not permitted by Part 1 if,

- (a) that development would result in the total amount of floorspace in Data Centre Use within the Data Centre Campus Area exceeding 340,000sq.m GEA;
- (b) that development would result in the total amount of floorspace for indoor horticulture use within the Data Centre Campus Area exceeding 50,000sq.m GEA;
- (c) that development would result in the total amount of floorspace within the Data Centre Campus Area in use as a district heating energy centre exceeding 3,300sq.m GEA;
- (d) that development would result in the total amount of floorspace for use as a visitor's centre within Use Class F2 within the Data Centre Campus Area of less than 300sq.m GEA or exceeding 600sq.m GEA;
- (e) that development would result in the total amount of floorspace in use for campus security within Use Class E(c) within the Data Centre Campus Area exceeding 3,400sq.m GEA;
- (f) that development would result in the total amount of floorspace in use for campus management within Use Class E(c) within the Data Centre Campus Area exceeding 2,700sq.m GEA

Conditions

Development is permitted by Part 1 subject to the following conditions –

1. Implementation of the development shall be in accordance with the phasing shown on Plan 1.
2. The primary infrastructure corridor including the spine road, shared footpath/cycleway, drainage swales and associated landscaping must be completed prior to the occupation / first use of any development within the East Havering Data Centre Campus.
3. Prior to the occupation / first use of any development within a Build Zone the infrastructure works identified in the East Havering Data Centre Campus LDO Design Code must be practically completed for that Build Zone;
4. No data centre or other building shall be occupied until all development and associated landscaping in the preceding phase has been completed.
5. The commencement of any phase of any development permitted under this Part must not prejudice the completion of any other phase of development permitted under this Order.
6. The strategic footpath/cycleway through the Ecology Park from Ockendon Road to the entrance of the data centre campus on Fen Lane must be completed prior to the occupation of any data centre or campus security floorspace.
7. The Ground Level for each Build Zone must not exceed the levels (AOD) shown on Plan 2.
8. The visitor's centre must be completed and opened within 12 months of the commencement of the Ecology Park (Phase 2B) shown on Plan 4.
9. No more than 100,000sq.m GEA of data centre floorspace may be occupied prior to the implementation of 50,000sq.m GEA of indoor horticulture of which the net growing area should be at least 45,000sq.m GEA.
10. The District Heating Energy Centre shall be operational prior to the occupation of any more than 100,000sq.m of data centre floorspace within the Data Centre Campus Area.
11. The floorspace in the District Heating Energy Centre shall be limited to that demonstrated to be required to serve the indoor horticulture and distribution of heat off-site (up to a maximum of 3,300sq.m GEA), such demonstration to be subject to details submitted to and approved in writing by the Local Planning Authority prior to commencement of the District Heating Energy Centre and any subsequent expansion.
12. Prior to the commencement of each Build Zone containing any Data Centre floorspace, a scheme detailing the on-site heat network within that Build Zone to the on-site district heat network, approved in accordance with Condition 35 of Schedule 2, shall be submitted and approved in writing by the Local Planning Authority. Each scheme submitted shall include a detailed implementation plan for the network as the Build Zone completion progresses.

The heat network shall be installed and connected in accordance with the approved scheme.

13. Prior to the occupation or first use of each individual data centre a scheme detailing the distribution of residual heat from that data centre to the heat network approved in connection with conditions 12 of Schedule 1 and 35 of Schedule 2 shall be submitted in writing and approved by the Local Planning Authority and thereafter the data centre shall be operated in accordance with the approved details. The details to be provided shall demonstrate how the maximum quantum of residual heat is recovered and transmitted to the heat network, the Energy Centre and highway boundary.
14. The visitor's centre, campus management building and campus security building must utilise waste heat from the data centres unless it can be demonstrated to the written satisfaction of the Local Planning Authority that this is not operationally feasible or commercially viable or is less carbon-efficient than an alternative.
15. Construction of the campus management building must not be commenced prior to the occupation of 150,000sq.m GEA of data centre floorspace by a single operator and it must not be occupied prior to occupation of 200,000sq.m GEA of data centre floorspace by a single operator.
16. The campus management and campus security buildings may only be occupied in connection with the operation of the wider data centre campus.
17. 'Secured by Design' accreditation must be achieved to the written satisfaction of the Local Planning Authority and Metropolitan Police prior to the occupation of any building.

PART 2 – OTHER DEVELOPMENT

Permitted Development

Development consisting of –

- (a) the creation and use of land as an Ecology Park
- (b) the construction of a Locally Equipped Area for Play

Conditions

Development is permitted by Part 2 subject to the following conditions –

1. The Phase 1 landscape mounds shown on Plan 3 must be completed within 18 months of commencement of construction of the site wide infrastructure.
2. The Phase 2 landscape mounds shown on Plan 3 must be completed within 18 months of commencement of earthworks in phase 2 unless additional excavated material is required to complete the Part 1 landscaping, in which case it must be completed prior to commencement of construction of the first building in phase 2.
3. The Ecology Park (Phase 2B) as shown on Plan 4 must be implemented in the first planting season following the completion of 170,000sq.m GEA of data centre floorspace, utilisation of 300 MVA of power or 11 years post adoption of the LDO whichever is the soonest and opened to the public within 12 months of commencement of planting in accordance with the terms set out in the LDO Design Code.
4. Those parts of the Ecology Park (Phases 1A, 1, 2A and 3) outside the landscaping mounds as shown on Plan 5 must be implemented within two years of commencement of the earthworks relevant to the particular phase and the entire part of the Ecology Park must thereafter be opened to the public.
5. The Locally Equipped Area for Play within Phase 1A must be complete and operational prior to occupation of any data centre floorspace.

PART 3 – ASSOCIATED INFRASTRUCTURE

Permitted Development

Development consisting of –

- (a) the construction, extension, or alteration of roads, footpaths and cycleways;
- (b) the construction, extension, demolition or alteration of areas and facilities for vehicle parking and servicing;
- (c) hard and soft landscaping, including the erection, extension, demolition or alteration of fences, gates, walls,
- (d) securing barriers and gatehouses;
- (e) the construction, extension, demolition or alteration of foul and surface water drainage infrastructure including pumps, tanks, conduits, swales, pipes, drains, ditches, channels and ponds and reservoirs;
- (f) the construction of electrical infrastructure including any sub-stations;
- (g) the construction, extension, demolition or alteration of other utilities infrastructure (telecommunications, radio, gas, water) including any sub-stations or pumping stations;
- (h) the erection, extension, demolition or alteration of CCTV cameras and associated masts; and
- (i) the erection, extension, demolition or alteration of lamp posts and any other lighting masts or infrastructure.

Development not permitted

Development is not permitted by Part 3 if –

- (a) it is not primarily required to serve the development permitted by Parts 1 and 2.

Conditions

Development is permitted by Part 3 subject to the condition that –

1. Prior to the bringing into beneficial use of any permanent roads, vehicle parking or vehicle servicing areas the drainage works identified in the East Havering Data Centre Campus LDO Design Code must be completed for the relevant phase.

PART 4 – SITE PREPARATION WORKS

Permitted Development

Development consisting of:

- (a) any operations or engineering necessary to clear or raise the level of any land within the Data Centre Campus Area;
- (b) provision of temporary site offices and welfare facilities;
- (c) erection of temporary hoarding / fencing;
- (d) external storage of materials, plant and equipment.

Conditions

Development is permitted by Part 4 subject to the condition that –

1. Prior to the commencement of development on any Build Zone requiring a temporary construction compound, details of the temporary levels in relation to the adjoining land and highway, and any other changes proposed in the level of the site, drainage, surface treatment, storage areas, office and welfare facilities shall be submitted to the Local Planning Authority for approval in writing and works undertaken in accordance with the approved details.
2. Prior to the commencement of any earthworks a site wide Stage 2 Geotechnical and Geo-environmental Ground Investigation and Risk Assessment report must be prepared and submitted to the Local Planning Authority for approval.
3. Prior to commencement of construction on each Build Zone, a Remediation Strategy / Design Statement must be prepared and submitted to the Local Planning Authority for approval in writing and works undertaken in accordance with the approved document.
4. A Materials Management Plan prepared in accordance with the CL:AIRE Definition of Waste: Code of Practice, and signed off by a Qualified Person, must be submitted to the Local Planning Authority for approval in writing prior to commencement of any earthworks on each phase shown on Plan 1, and the earthworks must be undertaken in accordance with that Plan.

SCHEDULE 2 – GENERAL CONDITIONS

All development permitted by the Order is subject to the following conditions –

1. Nothing in this Order permits any development that is EIA development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
2. Prior to the submission of details and plans of the proposed development referenced in condition 3, details pursuant to any pre-commencement condition shall be submitted for approval in writing. An application to discharge a condition shall be submitted using the Discharge of Condition Form accompanied by a fee of £619 per condition.
3. Prior to the commencement of any development permitted under this Order, details and plans of the proposed development shall be submitted to the Local Planning Authority using the Prior Notification Form together with the appropriate fee as set out below:

Building Floorspace	Fee per Submission
Data Centre, Campus Security, District Heating, Visitor’s Centre, Campus Management (including any ancillary plant/infrastructure)	£1.07 per sq.m GEA floorspace
Indoor Horticulture	£3,677
Site Area	Fee per Submission
Electrical infrastructure (including buildings containing such infrastructure)	£659 per 0.1 ha (or part thereof)
Site-wide infrastructure	£399 per 0.1 ha (or part thereof)

4. Details pursuant to any post commencement of development condition shall be submitted and approved in accordance with the requirements of the particular condition. An application to discharge a condition shall be submitted using the Discharge of Condition Form accompanied by a fee of £619 per condition.
5. Details and plans of any Non-Material Amendment or Minor Material Amendment shall be submitted to the Local Planning Authority using the Non-Material and Minor Material Amendment Notification Form together with the appropriate fee as set out below:

Amendment	Fee per Submission
Non-material amendment	£619
Minor material amendment	£2,475

6. All the above fees are subject to change annually, starting from 1st April 2027, by the percentage increase Consumer Prices Index (CPI) for the month of September preceding the fee change date, rounded up or down to the nearest £1. If the September CPI figure is negative, then the fee shall remain unchanged (not reduced).

7. No development permitted by this Order may commence prior to the Confirmation Date for that development.
8. Development to which Condition 3 applies must be Implemented within three years of the Confirmation Date and may be completed thereafter, whether or not following its implementation in accordance with Condition 3, this Order should expire, or otherwise be revoked or revised.
9. No development may take place under this Order except in accordance with:
 - (a) the East Havering Data Centre Campus LDO Design Code; and
 - (b) the East Havering Data Centre Campus LDO Code of Construction Practice.
10. Works to widen Fen Lane including the provision of a footpath on the northern side of Fen Lane from the junction with Public Right of Way 283 to the junction with Ockendon Road shall be completed prior to the commencement of any earthworks on the data centre campus other than in connection with the creation of a construction compound or as part of a Stage 2 Geotechnical and Geo-environmental Ground Investigation and Risk Assessment.
11. The footpath on Fen Lane shall be 1.5 metres wide unless localised pinch points are agreed in writing with the Local Planning Authority in advance, in such case, the footpath shall be no less than 1.2 metres wide for those pinch points.
12. The highway works on Ockendon Road must be completed prior to the occupation of any data centre or campus security floorspace.
13. Vehicles on Fen Lane associated with the construction and operation of development within the East Havering Data Centre Campus must not exceed 1,250 two way vehicle movements (i.e. calculated as the total number of trips in both directions) per day.
14. ANPR cameras must be installed at each vehicular entrance to the site within 6 months of first use and retained in situ for five years post completion of development. Data on the number of vehicles using each entrance shall be made available to the Local Planning Authority on request.
15. Prior to the commencement of development, a Stage 1 Road Safety Audit for all works on the public highway and any pedestrian/cycle crossings of vehicular junctions must be submitted to the Local Planning Authority for approval.
16. Prior to the commencement of development, detailed designs of all vehicular junctions onto the public highway must be submitted to the Local Planning Authority for approval in writing and implemented in accordance with the approved details. The design must demonstrate that the junction is safe for the types and number of vehicles anticipated to be using it on completion of development.
17. Prior to the commencement of development a detailed lighting strategy for the pedestrian/cycle crossings of the vehicular junctions must be submitted to the Local Planning Authority for approval and implemented in accordance with the approved details.

18. Prior to the commencement of development on each phase as shown on Plan 1, details of the levels of the building(s), road(s) and footpath(s)/cycleway(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, must be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the details so agreed.
19. No mechanical excavations are permitted above or within 3m either side of the centre line of the Local High Pressure gas main unless otherwise agreed in writing with the local planning authority in advance.
20. Prior to construction of each building (other than for District Heating and horticulture), a detailed Whole Life-Cycle Carbon Statement in line with the latest GLA's Whole Life-Cycle Assessment Guidance for that building, must be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.
21. Prior to the occupation of each building (other than for District Heating and horticulture), the post-construction tab of the latest GLA's Whole Life-Cycle Carbon Assessment template must be completed for that building in line with the latest GLA's Whole Life-Cycle Carbon Assessment Guidance and submitted to the Local Planning Authority for approval in writing.
22. Prior to construction of each building (other than for District Heating and horticulture) an Energy Statement for that building in accordance with GLA requirements must be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.
23. Prior to construction of each building a detailed Circular Economy Statement in line with the latest GLA Guidance, must be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.
24. Prior to the occupation of each building the post-construction tab of the latest GLA's Circular Economy Statement template must be completed for that building in line with the latest GLA Guidance and submitted to the Local Planning Authority for approval in writing.
25. A Fire Statement must be prepared by a competent professional registered with the Institute of Fire Engineers and approved in writing by the Local Planning Authority prior to construction of each building other than for District Heating and horticulture and implemented in accordance with the approved details.
26. Following completion of earthworks on each phase as shown on Plan 1 and prior to the commencement of construction on each Build Zone or the Primary Infrastructure Corridor, details of the final design of a surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The final solution should follow the drainage strategy principles set out in the Design Code and shall include:
 - (a) The results of infiltration testing completed in accordance with Building Research Establishment (BRE) Digest: 365 and confirmation of groundwater levels. Where infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times:

- (i) Soakage testing in accordance with BRE Digest:365 (or similar approved method if appropriate) should be provided to confirm the suitability of soakaways on site. Locations should be specific to the location of major infiltration features.
 - (ii) If soakaways are proposed, the closest (in distance) set of test results should be used to calculate the size of the soakaway. Alternatively, the slowest infiltration rate should be utilised.
 - (iii) If a 1 metre unsaturated zone is not achievable and soakaways are proposed, thorough justification and an assessment of the risk to groundwater from contamination should be supplied.
 - (iv) If an Intrusive Ground Investigation Report confirms that the ground has no soakage potential or there is onsite contamination that cannot be remediated, it is unnecessary to complete soakaway tests, however clear supporting evidence should be provided.
- (b) evidence that the receiving watercourse has onward connectivity and capacity to receive flows from the site.
- (c) hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+ climate change allowance) and 1 in 100 (+ climate change allowance) storm events and 10% allowance for urban creep.
- (i) Manhole and pipe referencing used within the calculations should enable a clear and easy cross check to be made with the drainage strategy drawings and should reflect the 'for construction'; invert and cover levels and pipe diameters.
- (d) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan to include:
- (i) Finalised Finished Floor Levels and proposed external ground levels
 - (ii) Boundary levels
 - (iii) Proposed gullies and/or drainage channels
 - (iv) Chambers and pipe runs including chamber references, pipe numbers, diameters and gradients (ensuring they match with the supporting calculations)
 - (v) Attenuation features/ devices including area and length
 - (vi) Location of flow control and flow control rate
 - (vii) Location of any existing drainage infrastructure which is to be retained or removed
 - (viii) Location of any existing watercourses on or adjacent to the site.
 - (ix) If above ground storage structures and crates/tanks are proposed, details of any mitigation measures required to appropriately deal with groundwater and offset any flotation risk should be provided

- (e) An exceedance flow routing plan (including levels and flow directions) demonstrating no increase in surface water flood risk on or off site. The drawing should include as a minimum:
 - (i) Finalised Finished Floor Levels.
 - (ii) External levels, including but not limited to external plot levels, road levels, parking areas, and boundary levels.
 - (iii) Surface water drainage system including private plot drainage.
 - (iv) Directional arrows or contours indicating where surface water would flow during exceedance events i.e. rainfall events over and above the design criteria (usually 1 in 100 year + climate change event) this should include the flow route off site.
 - (v) Areas where surface flooding would occur, including water depths where applicable
 - (vi) Any existing retained surface water drainage infrastructure
 - (vii) Existing watercourse on or immediately adjacent to the site
- (f) Details of drainage management responsibilities and maintenance regimes for all drainage elements.

29. Prior to the first occupation of each Build Zone or first use of the Primary Infrastructure Corridor, a verification report must be submitted to and approved by the Local Planning Authority demonstrating that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations) and confirming any defects have been rectified.

The following supporting information must be provided:

- i. As Built drawings and statement which includes details of minor variations (and confirmation of impact) from approved plans to As-Built plans.
 - ii. Easting and northings to national grid reference for major surface water drainage features e.g. attenuation areas and flow control devices.
 - iii. Confirmation of who will be responsible for the long-term maintenance of the system including contact details (for example appointed management company or landowner).
30. Prior to development above slab level on each Build Zone, a foul water drainage strategy for that Build Zone shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.
31. Prior to any vegetation clearance, earthworks and/or other enabling or construction work commencing on each phase of development, an ecological walkover survey must be undertaken to assess the need for further surveys, followed by survey(s) for great crested newts, reptiles, bats, badgers, nesting birds and other species and habitats, as deemed appropriate by an experienced ecologist.

The supplementary surveys shall be of an appropriate type for the above habitats and/or species, appropriately timed and survey methods shall follow current national good practice guidelines. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved

ecological measures and mitigation shall be revised, and a timetable for their implementation, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of that phase. Works shall then be carried out in accordance with the proposed new approved ecological measures and timetable.

32. Details of the locations and final design of the ecological mitigation shall be agreed by the Local Planning Authority prior to construction of each Build Zone and implemented in accordance with the approved details.
33. Prior to commencement of each phase of development (shown on Plan 6), a full tree survey shall be undertaken to confirm the presence or absence of bats for that phase and a scheme of mitigation agreed as necessary with the Local Planning Authority where presence is identified and shall be implemented in accordance with the approved details.
34. Within six months of commencement of planting on each phase of development as shown on Plan 6 (excluding planting within Build Zones), a monitoring strategy for each habitat type including details of the number, location and frequency of surveys, shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details.
35. Prior to commencement of development, full details of the on-site district heating network from each Build Zone to the District Heating Energy Centre and/or the public highway (including connection suitable for onward transmission to an off-site district heating network) and programme for implementation shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details.
36. Structural engineering drawings of bridges and culverts must be submitted to the Local Planning Authority for approval in writing prior to the commencement of construction of any bridge or culvert and thereafter implemented in accordance with the approved details.
37. Prior to first occupation of a data centre a Wayfinding Strategy for the whole site shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details.
38. Prior to commencement of development of each Build Zone and/or infrastructure works, a detailed Dust Management Plan in accordance with the framework set out in the Code of Construction Practice, shall be submitted for approval in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.
39. Prior to commencement of each phase of development a Written Scheme of Investigation (WSI) must be submitted for approval by the Local Planning Authority as advised by the Greater London Archaeological Advisory Service (GLAAS) and all archaeological work must be undertaken in accordance with the approved WSI.
40. No soils may be exported off site for disposal and no soils may be imported to create the mounds or any other landscape feature.
41. No trees other than those shown for removal on the Tree Protection Plan and accompanying schedule shall be felled without the written prior approval of the Local Planning Authority.

42. Prior to development on Build Zone F or D, an updated tree survey shall be undertaken to confirm the root protection area of veteran trees and submitted to the Local Planning Authority for approval in writing.
43. Water Usage Effectiveness (WUE) for each data centre building must not exceed 0.0225 litres per kilowatt-hour (kWh) of IT load per annum. Automatic Meter Reading devices for water and electricity must be installed for each data centre building prior to first operational use and readings shall be made available to the Local Planning Authority on request detailing the amount of potable water used for cooling and IT kWh load for each data centre building.
44. Potable water used for the cooling process must not exceed 62,560,000 litres per annum on full occupation of the data centre campus.
45. Operational noise from each Build Zone must not exceed the noise limits at the nearest receptors set out in the Design Code.
46. Prior to commencement of development within a Build Zone, an Acoustic Specification Report containing design stage predictions of operational noise in accordance with requirements set out in the Design Code shall be submitted to the Local Planning Authority for approval in writing.
47. The LPA must be notified seven days in advance of the date of occupation / first use of development within a Build Zone. Within one month of first use / occupation of development within a Build Zone, an Acoustic Commissioning Report (ACR) in accordance with requirements set out in the approved Acoustic Specification Report (ASR) shall be submitted to the Local Planning Authority for approval. In the event of any non-compliance with the ASR, a programme must be submitted to the Local Planning Authority for approval alongside details of any additional mitigation. Within six months of first occupation / first use, a revised ACR must be submitted for approval. If there are any residual non-compliance issues, operation of the building must cease until these can be resolved to the satisfaction of the LPA.
48. The campus management security building in Build Zone C should achieve a 5dB(A) reduction over the operational limits set out in the Design Code to allow for future data centre occupation on that Build Zone.
49. All generators must be fitted with a Selective Catalytic Reduction System or an alternative advanced active emissions control technology to reduce emissions of nitrogen oxides (NO_x) and / or ammonia (NH₃) to a level where there would be no significant adverse impact on human or ecological receptors in the vicinity of the Data Centre Campus. Details of any alternative to SCR must be submitted to the Local Planning Authority for approval prior to implementation.

SCHEDULE 3 – INTERPRETATION

1. Terms used in this Order have the following meanings:

Acoustic Commissioning Report	means a report in accordance with the requirements of the approved Acoustic Specification Report
Acoustic Specification Report	means a report containing design stage predictions of operational noise
Alteration	includes the construction of any mezzanine floor;
ANPR camera	means an Automatic Number Plate Recognition camera;
Building	excludes structures housing plant or machinery such as pumping stations, kiosks and tanks;
Build Zone	means Build Zones A-G as shown on Plan 1 within which buildings and ancillary infrastructure are permitted.
Campus Management Building	means the construction of the campus management building of up to 2,700sq.m GEA of floorspace approved under Part 1 of this Order;
Campus Security Building	means the construction of the campus security building of up to 3,400sq.m GEA of floorspace approved under Part 1 of this Order;
Circular Economy Statement	means a strategy for minimising waste and maximising resource efficiency;
Confirmation Date	means the date on which the Local Planning Authority has confirmed that the proposed development falls within the scope of this Order or, failing such a confirmation or refusal by the Local Planning Authority, the day after 28 days from the submission of the Prior Notification Form;
Construction Travel Plan	means a strategy for promoting sustainable travel for construction workers;
Data Centre	means the construction of up to 340,000 sq.m GEA of data centre floorspace approved under Part 1 of this Order;
Data Centre Campus Area	means the area shown on the Plan attached to this Order at Appendix 1 as within the LDO boundary;
District Heating Energy Centre	means the district heating energy centre up to 3,300 sq.m GEA approved under Part 2 of this Order;
District Heating Network	means the network of pipes connecting the data centres to the District Heating Energy Centre and pipes from data centres and District Heating Energy Centre to termination points at the public highway.

Electrical Infrastructure	means the electrical substations and distribution infrastructure approved under Part 3 of this Order;
Enabling works	means preliminary construction activities including site clearance, ground investigations, construction of temporary access roads and erection of site hoarding;
Energy Statement	means a document outlining how the development will meet carbon reduction and energy efficiency standards;
Exceedance Flow Routing Plan	means a plan showing the safe, planned movement of surface water runoff during extreme, high-intensity, or infrequent rainfall events that exceed the design capacity of the site's primary sustainable drainage system (SuDS) or drainage network;
Fire Statement	means a document which defines the fire safety objectives and performance requirements of the development and the methods by which these objectives will be provided/satisfied;
Foul Water Drainage Strategy	means a strategy outlining how foul water effluent is conveyed to a public sewer;
Horticultural facility	means an indoor horticultural facility of at least 50,000sq.m GEA as approved under Part 1 of this Order;
Intrusive Ground Investigation Report	means a report outlining subsurface conditions to assess geotechnical and environmental risks;
Landscape Mounds	means mounds constructed from material excavated from the site;
Lighting Strategy	means a strategy for lighting the site;
Locally Equipped Area for Play	means an area of open space specifically designated and laid out with features including play equipment for children up to the age of 8;
Minor material amendment	means an amendment to the proposals previously confirmed as falling within the LDO through the prior notification process that is not substantially different but has a material impact;
Net Growing Area	means the area used for growing produce excluding plant, machinery and other ancillary uses;
Non-material amendment	means an amendment to the proposals previously confirmed as falling within the LDO through the prior notification process that is not substantially different but has no material impact;
Plan 1	means the Plan attached to this Order at Appendix 2 , showing the build zone phasing;
Plan 2	means the Plan attached to this Order at Appendix 2 , showing maximum ground levels

Plan 3	means the Plan attached to this Order at Appendix 2 , showing location of priority landscape mounds;
Plan 4	means the Plan attached to this Order at Appendix 2 , showing the phasing of the Ecology Park;
Plan 5	means the Plan attached to this Order at Appendix 2 , showing the Ecology Park parts 1-3 excluding priority landscape mounds;
Plan 6	means the Plan attached to this Order at Appendix 2 , showing site wide phasing;
Practically completed	means the works are functional, safe and fit for their intended purpose;
Primary Infrastructure Corridor	means the main vehicular access from Fen Lane through the Data Centre campus including shared footpath/cycleway, swale, culverts, pipework and associated landscaping.
Qualified Person	means a person included on the Register of Qualified Persons for the CL:AIRE Definition of Waste: Development Industry Code of Practice;
Secured by Design	means an accreditation scheme operated by the UK Police supporting the principles of 'designing out crime' and administered by the Designing Out Crime Officers;
Single Operator	means data centres under the control of a single company;
Stage 1 Road Safety Audit	means an independent, proactive safety review conducted upon completion of the preliminary design for highway schemes;
Surface Water Drainage Scheme	means a strategy for managing rainwater runoff from a development to prevent flooding and pollution;
the East Havering Data Centre Campus area	means the area shown on the Plan attached to this Order at Appendix 1 as within the LDO boundary;
the East Havering Data Centre Campus LDO Code of Construction Practice	means the East Havering Data Centre Campus Local Development Order Code Of Construction Practice attached to this Order as Appendix 4 ;
the Discharge of Condition Form	means the form at Appendix 5 ;
the East Havering Data Centre Campus LDO Design Code	means the East Havering Data Centre Campus Local Development Order Design Code attached to this Order as Appendix 3 ;

the Ecology Park	means a site for public recreation and nature conservation within the East Havering Data Centre Campus of not less than 113ha as approved under Part 2 of this Order;
the Prior Notification Form	means the form at Appendix 6 ;
Tree Protection Plan	means a drawing / document outlining how trees will be protected during construction works;
Tree Survey	means an assessment conducted by an arboriculturist to evaluate the species, size, health and structural condition of trees on or near a development adhering to BS5837:2012 (or as subsequently amended).
Visitor Centre	means a visitor centre including welfare and storage facilities of no less than 300sq.m GEA and up to 600sq.m GEA providing information, discovery and learning facilities as approved under Part 1 of this Order.
Wayfinding Strategy	means a strategy for navigating, orientating and moving through an environment;
Welfare facilities	means essential amenities provided by employers to ensure the health, safety and well-being of staff at work such as toilets, washing stations with hot/cold water, drinking water and suitable areas for resting, eating and changing clothes;
Whole Life Carbon Statement	means a statement that evaluates the total greenhouse gas emissions of a development across its entire life cycle, combining both embodied carbon and operational carbon in line with the latest GLA's Whole Life-Cycle Assessment Guidance;
Written Scheme of Investigation	means a document outlining the scope, methodology and aims of archaeological works prepared by a qualified archaeologist.

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