



Strategic Planning Committee

3 March 2026

Location:	Land north of Fen Lane, North Ockendon
Ward:	Upminster
Description:	East Havering Data Centre Campus Draft Local Development Order

1. SUMMARY

- 1.1 This report seeks approval from the Strategic Planning Committee (“the Committee”) to publicly consult on the East Havering Data Centre Campus Draft Local Development Order (“draft LDO”), Statement of Reasons (SoR) Environmental Statement (ES) and associated documents in accordance with statutory requirements.

2. RECOMMENDATIONS

- 2.1 For the reasons set out in this report and its appendices, the Committee resolves to:
1. Agree the publication of the East Havering Data Centre Campus Draft Local Development Order, Statement of Reasons and associated documents (as listed in paragraph 12.1 of this report) for consultation pursuant to Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended); and
 2. Agree the publication of the East Havering Data Centre Campus Environmental Statement and Non Technical Summary of the Environmental Statement (“the NTS”) for consultation pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

3. BACKGROUND

- 3.1 Digital Reef London Ltd (“Digital Reef”), a private sector developer gave an initial presentation to The Committee in April 2023 to introduce their proposals for a data centre campus on land in the east of the borough. Subsequent briefings and updates were presented to The Committee by officers in June 2023, September 2023 and May 2024. Committee Member site visits, led by Officers, took place in March and July 2024.
- 3.2 The Committee has previously been advised that there are a number of potential planning routes through which the proposal could be considered and in September 2023, Local Planning Authority (LPA) Officers confirmed that the making of a Local Development Order (LDO) was being explored.
- 3.3 A LDO is a legally binding document which grants planning permission for specified types of development in defined locations. The power to make an LDO rests with the Council in its capacity as Local Planning Authority, under the provisions contained in the Town and Country Planning Act 1990, as amended.
- 3.4 Once adopted an LDO removes the need for a planning application to be made by a developer or landowner. In effect, the permission is granted upfront by the making of the LDO, subject to any limitations and conditions that are included.
- 3.5 The process for making a LDO is set out in articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and includes:
 - i. LDO preparation: the LPA prepares a draft of the Local Development Order and a Statement of Reasons and other supporting documents.
 - ii. Consultation: the LPA is required to publicly consult on the draft Local Development Order and Statement of Reasons.
 - iii. Consideration of representations: the LPA must take into account the responses received and determine whether any modifications should be made or whether the LDO should be adopted.
 - iv. Adoption: The LDO is formally made by the LPA through a resolution to do so. The LDO and Statement of Reasons is sent to the Secretary of State and is placed on the Planning Register.
- 3.6 Further to the most recent briefing to the Committee in May 2024, a significant amount of technical assessment and document preparation has been

undertaken by LPA Officers and specialist consultant team. The work has now progressed to the point whereby authority is being sought from the Committee to launch statutory public consultation.

4. SUMMARY OF PROPOSED DEVELOPMENT

4.1 The proposed development would consist of up to 400,000 m² of gross external area (GEA) comprising the following:

1. Erection of buildings up to a maximum of 400,000 m² (GEA) including the following:

- a. Data centre uses up to 340,000 m²;
- b. Indoor horticulture of 50,000 m²;
- c. Visitor centre up to 600 m² (and no less than 300 m²);
- d. District heating centre up to 3,300 m²;
- e. Campus management facilities up to 2,700 m²; and
- f. Campus security facilities (not including local facilities ancillary to individual data centres) up to 3,400 m².

2. Installation of electrical infrastructure and associated plant equipment to serve the proposed development.

3. Creation of an ecology park.

4. Any operations or engineering works necessary to enable the delivery of the proposed development including the following:

- a. Excavation and earthworks (e.g. 'cut and fill');
- b. Formation of compounds for the stockpiling and sorting of excavated materials;
- c. Foundations and piling, and any other operations or engineering necessary for site mobilisation and new buildings / structures;
- d. Creation of estate roads and associated infrastructure for access for all modes of transport;
- e. Site security measures including fencing, gates and gate houses;
- f. Works to install underground services and utilities;
- g. Provision of temporary site offices and welfare facilities; and
- h. Highway works on Fen Lane and Ockendon Road.

5. SITE AND SURROUNDINGS

Site Location

- 5.1 The site is located within the Metropolitan Green Belt in an area of open agricultural land to the northeast of the village of North Ockendon, approximately 4.5km to the east of Upminster.
- 5.2 The administrative boundary of Thurrock Council adjoins the site to the east and south. The boundary with Brentwood Borough lies approximately 1.4km to the north.
- 5.3 The site has direct access to Fen Lane to the south which connects to Junction 29 of the M25 via the B186/B187 and the A127. The A127 is approximately 1.9km to the north of the site boundary. Junction 30 of the M25 can be accessed via the B186, the A1306 (Arterial Road North Stifford), approximately 5.5km south, and the A126. The M25 is to the west of the site at a distance of 900m at its closest point.
- 5.4 The site location and proposed site boundary are shown in Figures 1 and 2 below.

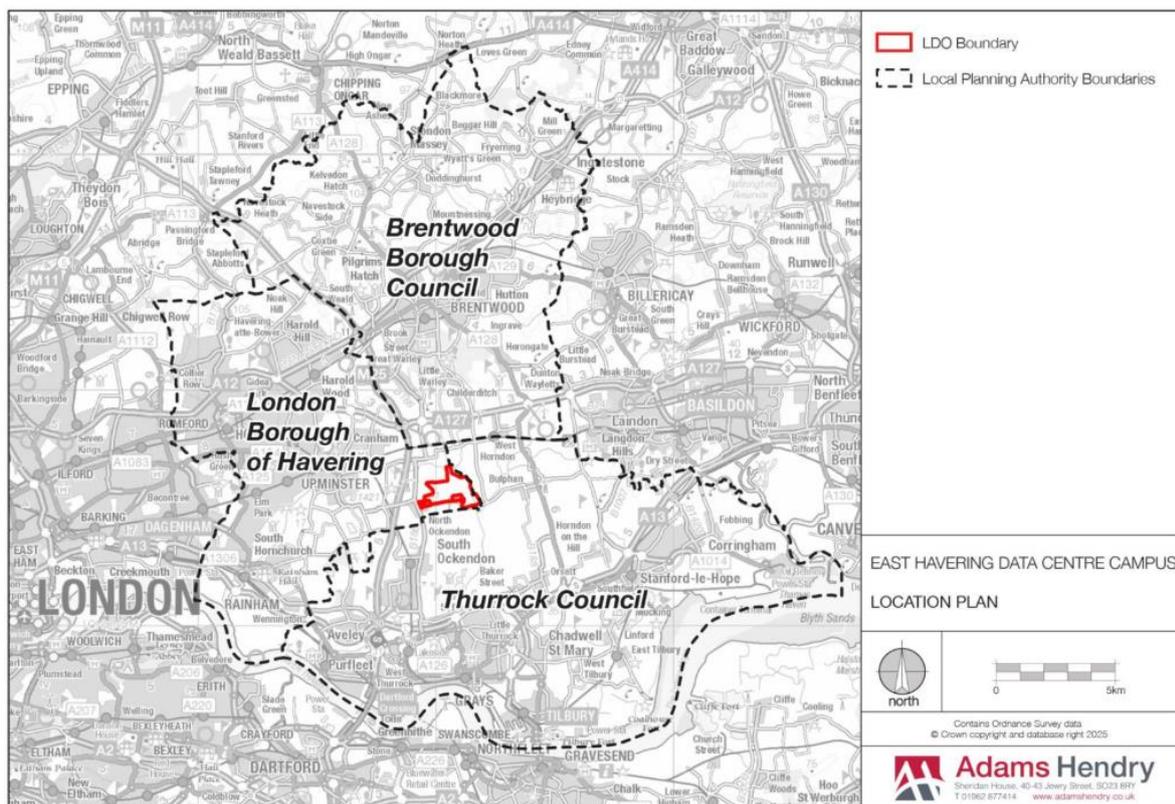


Figure 1: Site Location Plan

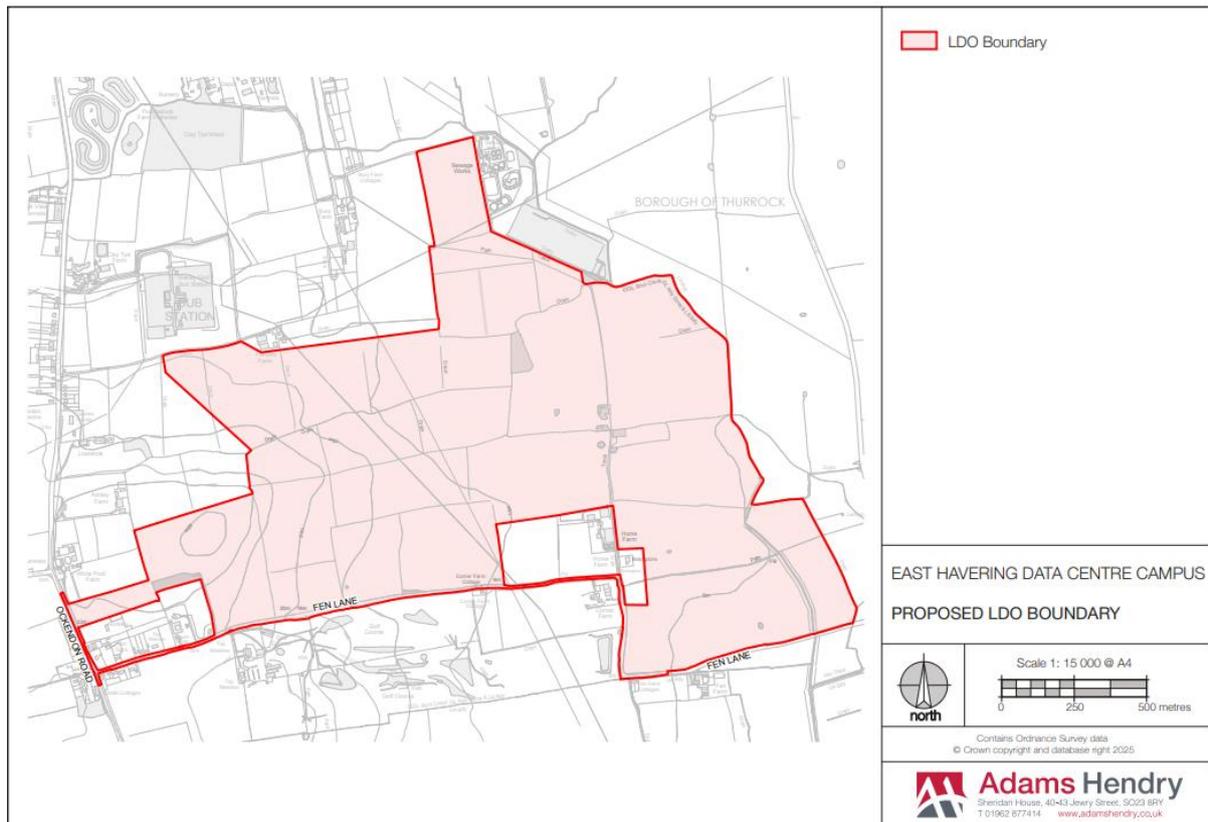


Figure 2 – Proposed Site Boundary

Site Description

- 5.5 The site is approximately 218.8 hectares (ha) and currently consists of four individual working arable farms, with associated field boundaries, ditches and vehicular access tracks/roads. Associated, minor structures and facilities include a small field shelter, a small agricultural building and two storage areas. There are also remnants of old farm buildings that have been demolished.
- 5.6 The site boundary also includes land within the public highway on Fen Lane and Ockendon Road.
- 5.7 Two Public Rights of Way (PRoW) cross the site. Footpath 233 from Fen Lane to Bury Farm which crosses through the centre of the site and Footpath 283 from Fen Lane to Ockendon Road which crosses the western most confines of the site.
- 5.8 A high pressure gas pipeline and electricity pylons run through the site.
- 5.9 The site topography generally slopes down from west to east. Most of the change in elevation is in the far western portion of the site, with the majority of the central and eastern parts relatively level.

5.10 The site is subject to the following designations:

- Metropolitan Green Belt;
- Mineral Safeguarding (in the west of the site);
- Flood Zones (2, 3a and 3b in the east of the site);
- Site of Importance for Nature Conservation;
- Archaeological Priority Zones;
- Countryside Conservation Area;
- Thames Chase Community Forest;
- Land Suitable for Small and Medium Wind Energy Developments; and
- Air Quality Management Area (AQMA) for exceedances of the annual mean NO₂ objective and the daily mean PM₁₀ National Air Quality Strategy Objective/2006) (applies to whole borough)

Site surroundings

5.11 The site is mainly surrounded by open farmland. To the north of the site are agricultural fields and an unnamed road. Bury Farm sewage works is immediately adjacent to the north-east site boundary. The Upminster sewage works grass beds Site of Importance for Nature Conservation (SINC) is adjacent to the north-east of the site boundary.

5.12 To the east of the site, are further agricultural fields beyond which is Dunnings Lane. The Grade II Listed Blankets farmhouse is located approximately 300m to the east of the site

5.13 A small cluster of industrial buildings is located to the south-east.

5.14 Immediately adjacent to the southern boundary of the site and north of Fen Lane are the closest residential properties of Home Farm, which also includes a number of commercial buildings which are part of the wider Home Farm Estate, and Bolyngtons, accessed via an unnamed road off Fen Lane. To the south of Fen Lane is the Top Meadow Golf Course, Corner Farm, Fen Farm and Fen Farm Cottages.

5.15 Agricultural fields and woodlands are adjacent to the south-western boundary of the site, beyond which is a small cluster of residential properties, Ladyville Lodge Care Home and Fenlands Nursery.

5.16 Grade II Russell Cottage is approximately 130m to the south-west of the site boundary.

5.17 Adjacent to the far west boundary is Ockendon Road/Clay Tye Road (B186), with further residential properties beyond.

- 5.18 The Clay Tye Wood (SINC), an area of Ancient Woodland is approximately 600m to the west.
- 5.19 The village of North Ockendon is located, in part, within a Conservation Area, part of which borders a short length of the western site boundary. Cranham Conservation Area is located approximately 1.6km west of the site boundary at its closest point.
- 5.20 Agricultural fields, Fairplay Farm and an unnamed access road to Fairplay Farm are adjacent to the north-western boundary, beyond which is Warley substation, a battery storage scheme (approximately 1.7 ha), Clay Tye Road (B186) and further residential properties.
- 5.21 Bury Farm is located approximately 250m to the north-west of the site boundary.

6. LOCAL DEVELOPMENT ORDER AND COMPLIANCE DOCUMENTS

Draft LDO

- 6.1 The draft LDO (refer to Appendix 1) sets out the development that would be permitted (as summarised in Section 4 of this report) and the specific limitations, conditions and prior notification requirements that would apply. Once adopted, the LDO would become a legally binding document and only development that comes forward in accordance with the LDO would be lawful.
- 6.2 The draft LDO is set out in four main parts covering different components of the development that the Order would permit:
- Part 1: Erection of Buildings - for use as a data centre, campus management, campus security, indoor horticulture use, district heating energy centre or visitor centre.
 - Part 2: Other Development - Ecology Park and play area
 - Part 3: Associated Infrastructure - Including internal roads, vehicle parking and servicing, hard and soft landscaping, foul and surface water drainage infrastructure, vehicle refuelling and washing facilities, utilities infrastructure including any substations or pumping stations, CCTV and lighting.
 - Part 4: Site Preparation Works - Including earthworks required to change the level of any land, provision of temporary site offices and welfare facilities and the external storage of plant and equipment.

- 6.3 Various Codes and Plans are referred to in the conditions within the draft LDO. These compliance documents set out detailed guidance to control overall design quality, construction management practices, landscape and ecological mitigation and management related to the Data Centre Campus and Ecology Park. These are intended to ensure that the LDO fulfils the requirement to enable delivery of an acceptable and sustainable development.
- 6.4 Development permitted by the draft LDO must comply with the requirements set out within the following compliance documents:
- East Havering Data Centre Campus LDO Design Code (refer to Appendix 1d); and
 - East Havering Data Centre Campus LDO Code of Construction Practice (CoCP) (refer to Appendix 1e).
- 6.5 A Section 106 agreement will accompany the LDO. The Section 106 draft Heads of Terms (refer to Appendix 2) requires, amongst other matters, the implementation of and compliance with:
- the East Havering Data Centre Campus LDO Travel Plan (refer to Appendix 3); and
 - the East Havering Data Centre Campus LDO Landscape and Ecological Mitigation and Management Plan (LEMMP) (refer to Appendix 4)
- 6.6 A summary of each of these documents is set out below:

Design Code

- 6.7 The draft Design Code sets out the minimum applicable standards to be applied to the building plots, infrastructure and Ecology Park and, amongst other things, restricts the locations of certain types of buildings as well as their maximum height. Its purpose is to establish the parameters for the development and to ensure that a high and consistent standard of design is maintained throughout the Campus and Ecology Park to provide a sustainable and stimulating working environment whilst at the same time enabling the commercial requirements of individual occupiers to be met.

Code of Construction Practice

- 6.8 The draft CoCP provides a framework for compliance for all site preparation and construction works. It establishes site-wide codes of practice and protocols, detailed work methodologies and provides a framework for the management of environmental impacts including specific control measures for managing noise levels, air quality, water resources, ecology and archaeology during the construction phase. All necessary environmental permits, licences and regulatory notifications will still have to be obtained.

Landscape and Ecological Mitigation and Management Plan

- 6.9 Ecological mitigation and enhancement measures are set out in the draft Design Code. The draft LEMMP includes a requirement for continued management and surveillance and sets out monitoring protocols for terrestrial ecology. These are secured through a combination of conditions and planning obligations.

Travel Plan

- 6.10 The LDO draft Travel Plan sets out measures to reduce the impact of the Data Centre traffic on local communities and to promote sustainable modes of transport for employees and deliveries and servicing.

7. STATEMENT OF REASONS

- 7.1 To bring forward a LDO, there is a requirement to prepare and consult on a Statement of Reasons.
- 7.2 The Statement of Reasons for the draft LDO (refer to Appendix 5) has been prepared by the LPA and its planning consultants Adams Hendry. It sets out a comprehensive and robust planning case for the proposed development that would be permitted by the draft LDO.
- 7.3 The Statement of Reasons includes:
- The overarching purpose of the draft LDO and how it has been prepared;
 - A description of the development and the conditions and controls that have been included and an explanation of how the LDO will be implemented and monitored;
 - The relevant policy context and an assessment of the proposed development against national policy and the Development Plan policies (including the NPPF, London Plan and Local Plan);
 - The important role of data centres and the evidenced need for additional data centre capacity in London;
 - The specific locational and power requirements of Data Centres;
 - The consideration of alternative sites to meet the need;
 - The impact of the proposed development on the green belt and an assessment of the very special circumstances that exist to justify it;
 - The harm to designated heritage assets and an assessment of the public benefits that outweigh the harm; and
 - An assessment of the proposal against the development plan and consideration of the planning balance;
 - Consideration of the planning obligations against Regulation 122 of the CIL Regulations
 - A summary and conclusion

- 7.4 The Statement of Reasons is an important document that draws on all of the supporting evidence and technical assessment and provides the planning case for the draft LDO. It is on this basis that officers consider that there is a sufficient case to recommend that the Committee agree the publication of the draft LDO and associated documents for public consultation.

8. SUPPORTING EVIDENCE AND TECHNICAL DOCUMENTS

- 8.1 The LDO, compliance documents and the Statement of Reasons have been informed by a series of technical strategy documents and assessments, including a Flood Risk Assessment, Transport Assessment, Heritage Statement, Green Belt Assessment, Equalities Impact Assessment, Health Impact Assessment and an Environmental Statement. Further detail on the Environmental Statement is included in Section 10 of this report.
- 8.2 Preparation of the LDO has involved a partnership between Digital Reef, the potential beneficiary of the LDO, and the London Borough of Havering, as local planning and highway authority.
- 8.3 Evidence prepared by Digital Reef and its consultants has been relied upon to support the draft LDO. Key documents include information on need and alternative sites prepared by Savills, details on the availability of power prepared by Noveus and an assessment of the potential economic benefits prepared by Oxford Economics.
- 8.4 Technical information on the delivery of the proposed development has been provided by Digital Reef and their consultants on matters including earthworks, drainage, landscape and ecology, energy, whole life carbon, the circular economy, lighting and minerals.
- 8.5 All of the material produced by or on behalf of Digital Reef has been carefully scrutinised by the Local Planning Authority, supported by its consultants, in accordance with the Tameside duty. This places an obligation on the decision maker to make sufficient or due inquiry of the submitted information.
- 8.6 Refer to paragraph 12.1 for a full list of supporting documents and Appendix reference numbers.

9. SECTION 106 AND COMMUNITY INFRASTRUCTURE LEVY

- 9.1 An agreement under Section 106 of the Town and Country Planning Act 1990 (the s.106 Agreement), between the Council and the owners of land within the LDO boundary will be entered into, before the LDO is made. This is primarily to ensure that the mitigation necessary to support the development, which

cannot be secured through the LDO codes or conditions, will be delivered when required. The draft S106 Heads of Terms is set out in Appendix 2.

- 9.2 The proposed development would be subject to the Mayor of London's Community Infrastructure Levy (CIL) applied at a rate of £25 per square metre of additional gross floor area. The Havering Community Infrastructure Levy is not applicable due to the nature of use.
- 9.3 The Committee should note that CIL liability is not material to the determination as to whether the draft LDO should be consulted on.

10. ENVIRONMENTAL IMPACT ASSESSMENT

- 10.1 The draft LDO is accompanied by an Environmental Statement and a Non Technical Summary (refer to Appendices 10 and 11).
- 10.2 The Environmental Impact Assessment (EIA) Regulations define two categories of development – Schedule 1 and Schedule 2. EIA is mandatory for all projects within Schedule 1, whereas Schedule 2 establishes a series of thresholds at which it is considered that developments have the potential to cause significant environmental effects. Where a relevant Schedule 2 threshold is met or exceeded, a decision has to be made (taking in account various criteria set out in the EIA Regulations) as to whether a project is a relevant project for EIA. A relevant project is one that is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 10.3 The proposed development is not a Schedule 1 project. The need to undertake EIA for Schedule 2 projects is formally determined or confirmed by the relevant planning authority through an EIA Screening Opinion, carried out under Regulation 32 (in respect of development to be permitted under a LDO), of the EIA Regulations.
- 10.4 The LPA confirmed in an EIA Screening Opinion dated 22 May 2024 that the proposed development would be likely to have significant effects on the environment (reference LDO0001.24). On 23 May 2024 the LPA adopted an EIA Scoping Opinion (reference Z0001.24) setting out the scope of the EIA and ES, including the information to be provided in the ES.
- 10.5 EIA is a process that identifies the likely significant effects on the environment (both beneficial and adverse) of a proposed development and proposed mitigation to avoid, reduce or off-set any likely significant adverse environmental effects, and where possible enhance any beneficial effects. This is set out in the Environmental Statement.

10.6 The Non Technical Summary provides an overview of the main findings that have been reported in the ES.

11. HABITAT REGULATIONS SCREENING ASSESSMENT

11.1 Regulation 80 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') requires the Council as 'competent authority' to decide if a plan or project is likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects. The decision on whether to make an LDO can only be taken if it is first determined that there are not likely to be significant effects.

11.2 A report to inform a Habitats Regulations Assessment (Refer to Appendix 6) carried out for the purposes of the Habitats Regulations confirms that the LDO would not have likely significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

11.3 The recommendation to the Committee to approve consultation on the draft LDO is based on the conclusion of the Habitats Regulations Screening Assessment that the proposal is not likely to have significant effects. Notwithstanding this, should the Committee be asked in due course to determine whether to adopt the LDO, a formal decision would first be required confirming that the development permitted by the LDO will not have a likely significant effect and that the requirements of the 2017 Regulations are met.

12. CONSULTATION

12.1 The following documents are proposed for consultation:

- Draft Local Development Order (refer to Appendices 1a-1h)
- Draft Design Code (an appendix to the LDO) (refer to Appendix 1d)
- Draft Code of Construction Practice (an appendix to the LDO) (refer to Appendix 1e)
- Draft Heads of Terms for Section 106 Agreement (Refer to Appendix 2)
- Draft Travel Plan (Refer to Appendix 3)
- Draft Landscape and Ecological Management and Monitoring Plan (Refer to Appendix 4)
- Statement of Reasons (Refer to Appendix 5)
- Habitat Regulations Screening Assessment (Refer to Appendix 6)
- Human Health Impact Assessment (Refer to Appendix 7)
- Equalities Impact Assessment (Refer to Appendix 8)
- Environmental Statement Non-Technical Summary (Refer to Appendix 9)
- Environmental Statement (Refer to Appendix 10)
- Green Belt Assessment Report (Refer to Appendix 11)

- Need Assessment (Refer to Appendix 12)
- Power Report (Refer to Appendix 13)
- Sites Assessment (Refer to Appendix 14)
- Energy and Sustainability Statement (Refer to Appendix 15)
- Circular Economy Statement (Refer to Appendix 16)
- Landscaping Strategy (Refer to Appendix 17)
- SuDS and Drainage Strategy (Refer to Appendix 18)
- Arboriculture Impact Assessment (Refer to Appendix 19)
- Lighting Assessment (Refer to Appendix 20)
- Flood Risk Assessment (Refer to Appendix 21)
- Transport Assessment (Refer to Appendix 22)
- Letter from Green house growers (Refer to Appendix 23)
- BNG Report (Refer to Appendix 24)
- Site Investigation and Mineral Safeguarding Assessment (Refer to Appendix 25)

12.2 Appendices 1 to 9 are reproduced in full within this agenda pack. Appendices 10 to 25 are available digitally via the links provided.

12.3 Consultation requirements for a LDO and ES, are set out in the Town and Country Planning (Development Management Procedure) Order 2015 and the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 respectively.

12.4 Article 38 (5) of the Town Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires a consultation period of not less than 28 days before a decision is taken to make or adopt the LDO.

12.5 Regulation 32 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 of the EIA regulations requires a consultation period of not less than 30 days. Consultation on the draft LDO and the ES can run concurrently.

12.6 The London Borough of Havering Statement of Community Involvement 2021 sets out the commitments of the Council to involving the community and other stakeholders in the preparation of planning policy and the determination of planning applications. The SCI does not contain any consultation commitments specifically in relation to Local Development Orders.

12.7 It is proposed that consultation will run for a minimum of 30 days, between Friday 6th March and Tuesday 7th April 2026.

12.8 Consultation will include the following:

- publication of the consultation documents on the Council's website and planning register

- Notification by letter to neighbouring occupiers
- Notification by letter to landowners and tenants within the LDO site boundary
- Consultation notification to prescribed consultees (including, but not limited to) the Mayor of London, the Environment Agency, Natural England, Historic England, neighbouring boroughs, Health and Safety Executive)
- The display of statutory Site Notices
- The publication of a statutory Consultation Notice within the Romford Recorder
- Press release
- Consultation notification to other consultees to be identified, such as amenity, environment and business groups operating across the Borough or the area of the development site
- Hard copies of the consultation documents are proposed to be available to view at Romford Town Hall and Upminster Library during regular opening hours.
- Consultation events (refer to paragraph 12.9 for further details)

12.9 During the consultation period the Local Planning Authority is also proposing to hold two public consultation events and a separate stakeholder engagement session primarily aimed at statutory consultees. The events are provisionally scheduled as follows:

- Public engagement event 1: North Ockendon, Thursday 12th March 2026 6pm
- Public engagement event 2: Romford, Wednesday 25th March 2026 6pm
- Stakeholder engagement event: Online, 18th March

13. BEYOND CONSULTATION

13.1 Following the consultation, officers will review all representations received and will consider whether any modifications should be made to the draft Local Development Order or whether the order should be recommended to be made. A summary of the consultation responses and officer recommendations will be presented in a further report to the Strategic Planning Committee in due course.

13.2 The decision to make the Local Development Order will be the responsibility of the Strategic Planning Committee.

14. EQUALITIES

14.1 The Equality Act 2010 provides that in exercising its functions (which includes its role as Local Planning Authority), the Council as a public authority shall amongst other duties have regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 14.2 For the purposes of this obligation the term “protected characteristic” includes:- age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 14.3 As part of the preparation of the draft the LDO, the LPA appointed consultants Aecom to undertake an Equality Impact Assessment to consider the effects of the proposed development on groups with protected characteristics. The EQIA is set out in Appendix 10.
- 14.4 The proposed public consultation on the draft LDO will provide opportunities for all residents and stakeholders to submit comments. This will include:
- On line and hard copies of the documents available to view (as set out in paragraph 12.8).
 - The option to submit responses electronically or in writing
 - Public consultation events held in accessible venues

15. CONCLUSION

- 15.1 The LPA and its specialist consultant team have prepared a draft Local Development Order, Statement of Reasons, Environmental Statement and associated documents for the development of a data centre campus on land in the east of the Borough.
- 15.2 There is a statutory requirement under the Town and Country Planning Regulations to publicly consult on these documents before a decision can be taken on whether to adopt the LDO.
- 15.3 This report seeks approval from the Committee to undertake public consultation which is proposed to take place between Friday 6th March and Tuesday 7th April 2026.
- 15.4 Officers will then review the representations received and a summary of the consultation responses and officer recommendations will be presented in a further report to the Committee in due course. Adoption of the Local Development Order would require a further decision by the Committee.

APPENDICES

Appendices 1-9 are published in full within the committee agenda pack, with a link provided for completeness. Appendices 10-24 are only included as links.

- APPENDIX 1a: [Draft Local Development Order](#)
- APPENDIX 1b: [Site Boundary Plan \(LDO Appendix 1\)](#)
- APPENDIX 1c: [Plans 1-6 \(LDO Appendix 2\)](#)
- APPENDIX 1d: [Draft Design Code \(LDO Appendix 3\)](#)
- APPENDIX 1e: [Draft Code of Construction Practice \(LDO Appendix 4\)](#)
- APPENDIX 1f: [Discharge of Condition Form \(LDO Appendix 5\)](#)
- APPENDIX 1g: [Prior Notification Form \(LDO Appendix 6\)](#)
- APPENDIX 1h: [Non Material and Minor Material Amendment Forms \(LDO Appendix 7\)](#)
- APPENDIX 2: [Draft Heads of Terms for Section 106 Agreement](#)
- APPENDIX 3: [Draft Travel Plan](#)
- APPENDIX 4: [Draft Landscape and Ecological Management and Monitoring Plan](#)
- APPENDIX 5: [Statement Of Reasons](#)
- APPENDIX 6: [Habitat Regulations Screening Assessment](#)
- APPENDIX 7: [Health Impact Assessment](#)
- APPENDIX 8: [Equalities Impact Assessment](#)
- APPENDIX 9: [Environmental Statement Non-Technical Summary](#)
- APPENDIX 10: [Environmental Statement](#)
- APPENDIX 11: [Green Belt Assessment](#)
- APPENDIX 12: [Need Assessment](#)
- APPENDIX 13: [Power Availability Report](#)
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- APPENDIX 20: [External Lighting Impact Assessment](#)
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