

Prior Notification Form
East Havering Data Centre Campus LDO



Planning Service
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Romford RM1 3SL
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Purpose of this Form

By submitting this form, you are requesting confirmation as to whether the works you are proposing constitute permitted development under the East Havering Data Centre Campus LDO.

Following consideration of your request, the London Borough of Havering will issue a decision to confirm that the proposal is or is not permitted development. This will constitute a formal response as required by the Order. Development that is not permitted by the East Havering Data Centre Campus LDO may require the submission of a formal planning application.

Section 1: Contact Details

1a. Applicant Name and Address	1b. Agent Name and Address
Title: <input style="width: 50px;" type="text"/>	Title: <input style="width: 50px;" type="text"/>
First name: <input style="width: 100px;" type="text"/>	First name: <input style="width: 100px;" type="text"/>
Last name: <input style="width: 100%; height: 20px;" type="text"/>	Last name: <input style="width: 100%; height: 20px;" type="text"/>
Company (optional): <input style="width: 100%; height: 20px;" type="text"/>	Company (optional): <input style="width: 100%; height: 20px;" type="text"/>
Unit: <input style="width: 30px;" type="text"/> House Number: <input style="width: 30px;" type="text"/> House suffix: <input style="width: 30px;" type="text"/>	Unit: <input style="width: 30px;" type="text"/> House Number: <input style="width: 30px;" type="text"/> House suffix: <input style="width: 30px;" type="text"/>
House name: <input style="width: 100%; height: 20px;" type="text"/>	House name: <input style="width: 100%; height: 20px;" type="text"/>
Address 1: <input style="width: 100%; height: 20px;" type="text"/>	Address 1: <input style="width: 100%; height: 20px;" type="text"/>
Address 2: <input style="width: 100%; height: 20px;" type="text"/>	Address 2: <input style="width: 100%; height: 20px;" type="text"/>
Address 2: <input style="width: 100%; height: 20px;" type="text"/>	Address 2: <input style="width: 100%; height: 20px;" type="text"/>
Town: <input style="width: 100%; height: 20px;" type="text"/>	Town: <input style="width: 100%; height: 20px;" type="text"/>
County: <input style="width: 100%; height: 20px;" type="text"/>	County: <input style="width: 100%; height: 20px;" type="text"/>
Country: <input style="width: 100%; height: 20px;" type="text"/>	Country: <input style="width: 100%; height: 20px;" type="text"/>
Postcode: <input style="width: 100px;" type="text"/>	Postcode: <input style="width: 100px;" type="text"/>

Section 2: Development Proposal

2a. Description of Development

Type of Development	Yes/No
Erection of a building (or plant for district heating energy centre)	
Extension of a building (or plant for district heating energy centre)	
Alteration of a building (or plant for district heating energy centre)	
Creation and use of land as an Ecology Park	
Construction of a Locally Equipped Area for Play	
Associated Infrastructure	
Site preparation works	
Other (please detail in 2b)	

Proposed Use Class (if applicable)	Yes/No
Data Centre (sui generis)	
Indoor Horticulture (sui generis)	
District Heating Energy Centre (sui generis)	
Visitors Centre (Use Class F2)	
Campus Management (Use Class E (c))	
Campus Security (Use Class E (c))	

Associated Infrastructure	Yes/No
Roads	
Vehicle parking and servicing	
Hard and soft landscaping including fences, gates and walls	
Securing barriers and gatehouses	
Foul and surface water drainage infrastructure	
Utilities infrastructure	
CCTV cameras and associated masts	
Lamp posts and any other lighting masts or infrastructure	

2b. Description of the Development

Please describe the development.

Section 4: Design Details

4a. Building Size

Please provide details of proposed floorspace (ancillary floorspace to be recorded under primary use).

Use	Existing Floorspace (GEA) (To be completed for extension of a building)	Proposed Floorspace (GEA)
Data Centre (sui generis)		
Indoor Horticulture (sui generis)		
District Heating Energy Centre (sui generis)		
Visitors Centre (Use Class F2)		
Campus Management (Use Class E (c))		
Campus Security (Use Class E (c))		
Other building or structure		

4b. Building Height

Development within Build Zones shall accord with the height restrictions in Part 1 of the Design Code (1A.7-1A.14). Please provide a section drawing and plan to show of the proposed building and Height Restriction Zones, Separation Corridors and Buffer Zones.

	Height (m)
Finished Floor level (FFL)	
Building height (measured from FFL to highest part of the roof) including lift overruns, roof top plant and acoustic screens, and/or any other structure (excluding exhaust flues) where not in Height Restriction Zone 4	
Height of lift overruns, roof top plant and/or any other structure (excluding exhaust flues) above building height within Height Restriction Zone 4	
Height of acoustic screen above roof top plant within Height Restriction Zone 4	
Height of exhaust flues above rooftop plant including acoustic screens where proposed	
Height of exhaust flues above building where no roof top plant proposed	
Height rooftop mansafe system above roof of building	

4c. Colours and Materials (refer to 1B-1G of Part 1 of Design Code)

(i) For all buildings/structures please details materials.

	Materials	Colours
External Walls/Elevations		
Gantry Screening		
Roof		
Roof Plant		
Windows /Doors		
Areas of Hard Surfacing		
Other (Please specify)		

(ii) For Data Centres, please confirm percentage of building material elements comprising of recycled or reused content.

%

(iii) For District Heating Energy Centre, please confirm percentage of façade covered by ducting vents. Ducting vents shall cover no more than 5% of the façade.

%

(iv) For Data Centres and Campus Management & Security Facilities, please detail where green/living walls and/or climbing plants shall have been incorporated on building elevations. If they have not been incorporated, then please confirm why this is not feasible

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4d. BREEAM Rating (refer to 1H of Part1 of the Design Code)

- (i) For Data Centre buildings, Campus Security Facility, Campus Management Building and the Energy Centre, please confirm if the building achieves a minimum pre-assessment BREEAM rating of Excellent.

Yes/No

Please confirm pre-assessment BREEAM Rating:

- (ii) For Visitors Centre, please confirm if the building achieves a pre-assessment BREEAM rating of Outstanding.

Yes/No

4e. Carbon Reduction (refer to 1H of Part1 of the Design Code)

For Data Centre buildings, Visitor Centre and Campus Security Facility and Campus Management building please confirm the following:

- (i) On-site carbon reduction (Please specify as % beyond Building Regulations or as required by London Plan if applicable)

- (ii) Percentage achieved via energy efficiency measures alone

%

4f. Rainwater Harvesting (refer to 1H.9-12 of Part 1 of the Design Code)

For Data Centre buildings and Glasshouses:

- (i) Please confirm the peak 24 hour water demand (litres)

- (ii) Please provide details of the size of the storage collection tanks. Storage collection tanks must be sized to meet a peak 24-hour water demand, plus a 24 hour reserve.

- (iii) Please confirm below ground depth of the storage collections tanks (as appropriate)

m

4g. Photovoltaic Panels (refer to 1H of Part 1 of the Design Code)

For Data Centre buildings (excluding security gate houses), Visitor Centre, Campus Security Facility and Campus Management building and District Heating Energy Centre, please confirm whether photovoltaic panels have been incorporated on the roofs.

Yes/No

If photovoltaic panels have been incorporated, please provide a plan to demonstrate that provision has been maximised in areas not occupied by roof top plant.

If photovoltaic panels have not been incorporated or not provided in all areas not occupied by roof top plant, please provide a detailed explanation why this is unfeasible due to operational requirements.

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5. Parking and Transport

5a. Parking Standards (refer to section IJ of Part 1, 2D and 2E of Part 2 of the Design Code)

	Existing Spaces (if applicable)	Proposed Spaces	Bay dimensions (m)
Car parking (total)			
Blue Badge parking			
Enlarged car parking spaces			
Active EV			
Passive EV			
Car sharing			
HGV			
LGV			
Electric Minibus			
Coach			
Taxi			

5b. Cycle Parking (refer to IJ of Part 1, 3D of Part 3 of the Design Code)

(i) Overall Provision

	No. spaces	Type
Long Stay		
Short Stay		

(i) E-bike Charging and non-standard cycles

Type	Percentage
E-bike Charging	
non-standard cycles	

6. Lighting

6a. Lighting (refer to 1K of Part 1, 2F of Part 2 and 3E of Part 3 of the Design Code)

(i) Lighting Equipment

Location (s)	Equipment	Mounting Height (metres)	Installation Details (tilt)	Average Illuminance (lux)	Uniformity	CRI	Colour temp (k)

(ii) Please confirm if lighting meets standards within BREEAM UK New Construction manual.

Yes/No

(iii) Please confirm if luminaries are DarkSky-approved fixtures certified by the International DarkSky Association or luminaires that meet recognised dark sky friendly performance criteria

Yes/No

Please specify:

(iv) Please confirm if columns on circulatory roads are to be mounted a safe distance from the carriageway in accordance with the requirements of the Design Manual for Roads and Bridges (DMRB).

Yes/No

7. Boundary Treatment

7a. Boundary Treatment (refer to 1L of Part 1 and 3B of Part 3 of the Design Code)

(i) Please detail boundary treatment

Location	Means of Enclosure/Boundary Treatment	Materials/Colour (where appropriate)	Height (m)

(ii) Where timber is used, please confirm if FSC Certified
Yes/No

8. Ecological Creation Features

8a. Ecological Creation Features (refer to 1M of Part 1, 2H of Part 2, 4F of Part 4 of Design Code)

Ecological Feature	Number	Details / Location

9. Internal Access Roads, Footpaths and Cycleways

9a. Internal Access Roads, Footpaths and Cycleways (refer to 2B of Part 2 of Design Code, 3B of Part 3 of the Design Code)

Please provide details including plans and cross-sectional drawings showing the following as appropriate:

	Width	Materials	Plan Reference
Primary Infrastructure Corridor – Spine Road			
Primary Infrastructure Corridor – Footway/Cycleway			
Eastern Access Road			
Western Access Road			
Emergency Access			
Primary Strategic Footpath/Cycleway			
Secondary Footpath/Cycleway			
Informal Paths			

9b. Compliance (refer to 2B of Part 2 of Design Code, 3B of Part 3 of the Design Code)

Please confirm design complies with the Design Manual for Roads and Bridges (DMRB), Manual for Streets (DfT) and Local Transport Note 1/20: Cycle Infrastructure Design or as subsequently amended.

Yes/ No

9c. Road Drainage (refer to 2A of Part 2 of Design Code)

- (i) Please detail road drainage design

- (ii) Please confirm if drainage design is compliant with DMRB CG 501 – Design of Highway Drainage Systems (or as subsequently updated)? Yes/No

10. Landscaping

10a. Habitat Area

(refer to 2G of Part 2, 3A of Part 3 of the Design Code)

Habitat Type	Area (ha/km)

10b. Trees

(refer to 2G of Part 2, 3A of Part 3 of the Design Code)

Habitat Type	Number Trees	Percentage whips/ standard trees/ semi mature

10c. Tree Paddocks (refer to 3A of Part 3 of the Design Code)

Habitat Type	Paddock Area (ha)

10d. Earth Mounds (refer to 3C of Part 3 of Design Code)

Mound Location/ Reference	Height	Gradient

11. Play Equipment

11a. Details of Paly Equipment in LEAP and Ecology Park (refer to 3D of Part 3 of Design Code)

(i) Please detail items of play equipment

Location	Play Equipment (specify)	Materials

(ii) Please detail surfacing material to be used in play area

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(iii) Please confirm all play equipment complies with the guidance of the Royal Society for the Prevention of Accidents (RoSPA) and the BS EN 1176 series of standards for playground equipment.

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12. Foul Water Drainage

12a. Foul Water Storage (refer to 2I of Part 2 of Design Code)

Please confirm how foul water is stored on site to accommodate flows from a 24-hour period in the event of pump/power outage.

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13. Enclosures

13a. Plans/Drawings

Please details plans and drawings being submitted

	Drawing Number(s)
Location Plan (scale 1:500 or 1:200)	
Site Layout Plan (scale 1:500 or 1:200)	
Existing and proposed layout/floor plans (1:50 or 1:100)	
Existing and proposed elevation plans (1:50 or 1:100)	
Roof plan (1:50/1:100)	
Existing and proposed site sections and finished floor and site levels (scale 1:50 or 1:100)	
Cross section drawing of all roads, drainage channels, swales, mounds and foul water drainage systems (scale 1:50 or 1:100)	
Planting Specification (scale 1:50 or 1:100)	

14. Declaration

14a. Declaration

I/we hereby confirm that if it is confirmed that planning permission is not required as provided for by the East Havering Data Centre Campus LDO, I/we have carried or shall only carry out the proposed work in accordance with the details included on this form and the associated plans and documents. I/we understand that any variation from these details may require re-assessment.

I/we confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinion(s) of the person giving them.

Name:

Signature:

Date:

15. Contact Details

15a. Applicant Contact Details

Phone number:
Email:

15b. Agent Contact Details

Phone number:
Email:
