

May 04 , 2020

Duty Planning Officer,
Development and Building Control
London Borough of Havering
c/o Town Hall
Main Road,
Romford, RM1 3BD

Minor-Material Planning Application for amendments to planning consents P1137.11 and N0013.19

Ref: SNHA.2020.04.23

Dear Sir/Madam,

We have been appointed to act as agents to infinity SDC Ltd in respect of planning applications for 5 King George Close, Romford, RM7 7PN, the site of the former Hubbinet industrial Estate in King George Close. Planning consent was granted 23rd January 2012 under planning application P1137.11.

A subsequent non-material amendment was granted 10th July 2019 under application N0013.19.

The implemented planning permission included specific conditions relating to flooding (see conditions 12 & 13 appended to the consented P1137.11 scheme). It sets a minimum AOD and requirements for an attenuation system providing 50% attenuation of the undeveloped site's surface run off 27.2 litres per second for the 1:30 year event and 31.6 litres per second for the 1:100 year event and these are the standards my client is obliged to adhere to.

However, this application goes beyond these requirements and incorporates amendments to the scheme to facilitate the inclusion of a SuDs (sustainable urban drainage scheme) to the latest recommendations of 40% climate criteria into the scheme. The Flood Risk Assessment and Drainage strategy has been updated accordingly.

In order to adopt the 40% climate change criteria it is necessary to propose changes in the level of the ground slabs to the data hall building and power building. Thus lifting the overall level of the building. The proposed level change is 450mm.

The proposed 450mm raising of the slab level aligns with the findings of the flood risk assessment (FRA). The FRA report indicates that the average level assessed across the site is 19.0 AOD (paragraph 4.7) and in paragraphs 6.7, 6.8, 9.14 and 10.3 states localized flooding may be expected to be 300mm. The report, paragraph 9.17, 9.21, and 10.3 recommends that the internal levels should be 150mm above landscaped levels.

Data centres can be considered critical infrastructure and their success in attracting occupiers is in part due to being risk adverse in their design. Therefore it is preferable to mitigate the localized 300mm flooding potential findings of the FRA.

The adoption of the latest standards not only has the inherent benefits of the SUDs standards themselves but also has benefits in that the increase in level of the ground floor slab means that less material needs to be removed from site therefore resulting in less vehicular movements during the construction of the site.

To mitigate the change in levels of the building , note the relative height from the ground to ridge and eaves remains the same, it is proposed to move the building by approx 1.0 metre **(ONE metre)** away from Hainult Road such that the overshadowing line remains approximately the same as illustrated by SHNA drawing A212

For reading on the details of the above is contained with SNHA planning report which accompanies this application.

Substituted Drawings.

The following table lists the plans which are intended to replace the existing consented plans.

CONSENTED PLANS (N0013.19)	SUBSTITUTED PLANS
A001-0	A010 - Site Location Plan
A101-0	A110.00 - Proposed Floor Plan Ground Level Overall
A101-1	A110.01 - Proposed Floor Plan First Level Overall
A101-2	A110.02 - Proposed Roof Plan Overall
A201-1	A210 - Proposed Full Building Elevations and Sections
A201-2	A211 - Proposed Full Building Elevations and Sections
N/A	A212 - Proposed Full Building Elevations and Sections

Additional Documents
SNHA-RP-001 - Planning Report
HLEF70816/001R – Flood Risk Assessment

Opinion.

In our opinion, the relocating the building slightly to allow for the lifting of the levels removes any impact on the neighboring residential properties and therefore the slight raising of levels and minor building relocation is considered as minor, and is particularly desirable for environmental and risk mitigation reasons.

Sincerely,



Justin Manson

Director

Enclosures:

- Documents as listed above
- Copy of original consent P1137.11 LBH letter