

May, 04, 2020

SNHA-RP-001

Planning Report in support of S73 planning application

This report has been produced in support of a minor material planning application for 5 King George Close to amend the consented P1137.11/ N0013.19 schemes.

The proposed amendments to the scheme are to enable the adoption of the current 40% climate change criteria and therefore these amendments offer environmental benefits in terms of working with the current criteria and in addition the consequential benefits of reducing the quantities of materials being removed from site and therefore reducing the quantity of construction traffic.

Benefits.

- Working to the revised climate change criteria for drainage.
- Reduction of site traffic in relation to removed site materials.

Background.

During the course of the original consented application P1137.11 pre-application meetings were held to discuss the development on the site and one of the criteria determined was to ensure that the height of the development was no higher from ground level than the adjacent 3 King George Close site. This requirement together with the site drainage scheme, which set the ground levels determined the height of the building.

During the course of the application additional information was provided with respect to overshadowing of the residential properties in Hainault Road and therefore shadow line information was provided.

In between consented scheme and to date the London Plan for SUDs has changed from 20% climate change to 40% climate change. The original consented scheme P1137.11 was based upon the current criteria at the time of 20% climate change.

In July 2019, a non-material amendment to the 2011 (P1137.11) scheme was approved under application N0013.19.

Also during 2019 a pre-application meeting request was made and advice from LBH was provided to submit the scheme as a NMA, we understand this advice was based upon relative timescales between a NMA and a pre-application meeting. The NMA application N0070.19 was determined (refused) with a recommendation that a further application is made for a S73 minor material change.

Proposal.

In reviewing the consented scheme to achieve the 40% climate criteria a change in level across the site would be necessary to accommodate the required attenuation. In other words, the current

consented scheme levels would not accommodate a SuDS design at today's 40% criteria. This has led to the lifting the ground levels of the site and therefore the ground slab levels of the data hall building and plant building. In this proposal, the relative heights of the top and eaves of each of the plant and data hall buildings from the new ground level would remain the same as the consented scheme. i.e. the buildings would not become any taller from the ground.

CONSENT	BUILDING	SLAB LEVEL	LEVEL	HEIGHT
P1137.11	DATAHALL	DATUM +0.0m (19.000m)	13.000m	13 metres
P1137.11	PLANT	DATUM -0.35m (18.650m)	11.650m	12 metres
PROPOSAL	BUILDING	SLAB LEVEL	LEVEL	HEIGHT
	DATAHALL	DATUM +0.0m (19.450m)	13.450m	13 metres
	PLANT	DATUM -0.20m (19.250m)	12.250m	12 metres

In order to achieve the increase in level it is proposed to relocate the data hall building further away from the residential buildings in Hainault road, by approx. 1.0 metre (**ONE metre**) this is to ensure that the overshadowing line (previously illustrated on the original consented P1137.11 scheme) remains approximately the same this is as illustrated by SHNA drawing A212.

Drainage:

Currently the site is drained via trunk sewers in King Georges Close and surrounding roads, and final design of the drainage scheme will be subject to prior agreement with Thames Water or Havering Borough Council.

DCL Consulting sustainable drainage approach will adopt a 50% site wide storm water betterment and thus mitigate downstream flooding by means of onsite storage via oversized (500mm) storm pipes laid nearly flat, or heavy duty attenuation tanks (preferred solution) or engineered permeable paving in car parking areas, all flowing through oil bypass separators before entering a flow restricted chamber before discharge to the trunk sewers and all at a maximum controlled discharge of 50% betterment compared to the existing storm water site discharge which discharged 100% to the Thames Water trunk sewer.

Climate change measures proposed to be adopted which assumes +40% additional rainfall under current EA guidelines and will be adopted for the 1 in 100 return period storm.

Vehicle Movements

Further evaluation has been made in relation to the quantity of materials being retained on site for this application when compared to the original consented scheme and focuses on the number of vehicular movements during the construction of the building between the original consent and the current proposed amendments in order to illustrate one of the benefits of revising the scheme.

DCL Consulting Engineers have analyzed the site and calculated the volume of the earthworks material between the two schemes as illustrated on their drawing SK 014 revision P1.

This drawing indicates

- the 2011 scheme results in approx. 12,000 m³ of material
- the 2019 proposed scheme results in 5750 m³ of material

Assuming a bulking rate of 25% the material volumes are 15,000m³ and 7187.5m³ respectively with the difference being 7812.5m³

An 8 wheel muck away lorry has the capacity of 13m³. The following table illustrates the number of lorry trips associated with the volumes above and indicates that the number of trips for removal for the 2020 scheme is less than half.

	Net Volume	Bulked Volume	Muck away loads	Lorry Movements
2011 Scheme	12000	15000	1154	2308
2019/2020 Scheme Proposal	5750	7187.5	553	1106
Volume Difference	6250	7812.5	601	1202