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Dear Michael,

REDEVELOPMENT OF SITE TO DELIVER EXTENSION TO EXISTING UNION PARK DATA CENTRE CAMPUS CONSISTING OF (A) FREE STANDING DATA CENTRE BUILDING (B) ENERGY, POWER, AND WATER INFRASTRUCTURE (C) SITE ACCESS AND INTERNAL ROADS (D) SITE SECURITY ARRANGEMENTS (E) HARD AND SOFT, GREEN LANDSCAPING AND (F) OTHER ANCILLARY AND AUXILIARY FORMS OF DEVELOPMENT (REF. 75111/APP/2025/739)

Thank you for sharing the comments you have received to date regarding the above development. This response aims to provide clarity or additional information as needed with regards to urban design matters.

2b. To provide further justification for the proposed use of concertina razor wire

The extent and design of the security fencing has been reviewed extensively with the Local Planning Authority and the Design Review Panel, including a site visit.

The design is considered necessary to address the concerns of the Metropolitan Police Service Counter Terrorism Advisor, raised following the designation of data centres as Critical National Infrastructure. The fencing with razor wire topping has been limited to the north site boundary only, adjacent the Network Rail boundary which will not be publicly visible. Ark are proposing a more sensitive saw tooth fencing arrangement for the publicly visible southern boundary.

Additionally, the entrance gate sits outside of this above application boundary, and is within the Original Planning Permission (ref. 75111/APP/2020/1955), as shown in the accompanying *Overall Site Plan Applications Boundaries* plan (ref. NWA-0474-SW-ZZ-DR-A-900002-SW). The razor wire arrangement in this area therefore already benefits from approval.

2c. To provide confirmation that underground utilities will not impede landscaping delivery or establishment

We have provided this previously as part of pre-application packs but it has been agreed that this would not be made publicly available due to commercial sensitivities.

2d. To provide clarification regarding the "species-rich reinforced grass" specification

Attached to this letter is a *Block 4 Western Open Space* plan (ref. MWL-0474-SEW-ZZ-DR-L-100009 P3), which provides further details on the species-rich reinforced grass.

The plan shows the *Advanced Turf Reinforced Grass, Netlon Advanced Turf System* by Geosynthetics, but notes that something similar could be used is approved.

The Netlon Advanced Turf System (Netlon ATS) is a high-performance, mesh-reinforced natural grass rootzone system. It provides a visually appealing, SuDS-compliant, free-draining grass surface that can handle heavy vehicle loads in occasional-use scenarios. This system ensures a safe, wear-tolerant surface that resists compaction and rutting, supporting increased pedestrian and vehicle traffic, including heavy goods vehicles (HGVs), when paired with a suitable sub-base.



Netlon ATS combines a high-quality, sandy soil rootzone with polypropylene mesh elements. These elements are pre-blended into the soil and delivered as a complete system. As the grass roots grow, they intertwine with the mesh, creating a strong, stable, and deeply anchored root system. This setup maintains a standard quality grass surface.

The system's flexible, high-tensile mesh elements interlock with the sandy soil to form a reinforced rootzone that resists compaction, remains free-draining, and supports a durable, healthy grass surface. Without Netlon ATS, vehicle loads can cause rutting due to inefficient load distribution. However, with the system in place, loads are transferred efficiently, preventing rutting even under higher vehicle loads.

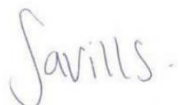
Additionally, the vehicle turning area with reinforced turf is only intended to be used by heavy vehicles for plant replacement, which is only expected to take place every 5 – 10 years. This area is otherwise framed with a gravel recreational path around the perimeter, scattered tree planting and timber benches to create a relaxing recreational space for staff.

2e. Strengthening of the canal-side green buffer to mitigate visual impacts, alongside appropriate fence colouring

The southern boundary along the Grand Union Canal comprises a dense line of existing vegetation, located outside the red line boundary, which will be retained. This vegetation provides an effective visual screen where security fencing is proposed. In areas where open space adjoins this boundary, additional hedge and tree planting is proposed to enhance and strengthen the existing tree belt. However, due to strict security protocols associated with data centres, planting directly against the security fencing is not permitted. We have included photos of the Block 4 fence line to show the existing vegetation.

Whilst the details of the security fencing haven't been specified on the drawings, a dark green colour is considered to be appropriate along this boundary.

Yours sincerely

A handwritten signature in blue ink that reads "Savills" in a cursive style.

Alice Gardner
Senior Planner