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By email to: [SouthamptontoLondonPipeline@planninginspectorate.gov.uk](mailto:SouthamptontoLondonPipeline@planninginspectorate.gov.uk)

24<sup>th</sup> October 2019

Dear Sirs

**THE PLANNING ACT 2008 – SECTION 89 AND THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010 – RULE 8**

**APPLICATION BY ESSO PETROLEUM COMPANY, LIMITED FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE SOUTHAMPTON TO LONDON PIPELINE PROJECT**

This letter is prepared by Ark Data Centres Ltd (Ark). Ark is registered as an interested party (ref. 20022637) in connection with the Southampton to London Pipeline Project Development Control Order (DCO).

Ark is the owner, developer and operator of the Cody Park Data Centre campus which sits to the north of the Cody Technology Park on the edge of Farnborough. The Inspector will be aware of Ark and its interest in the pipeline project from previous consultation responses (we commented on the corridor (April 2018) and route (October 2018) as well as registering as an interested party (June 2019)).

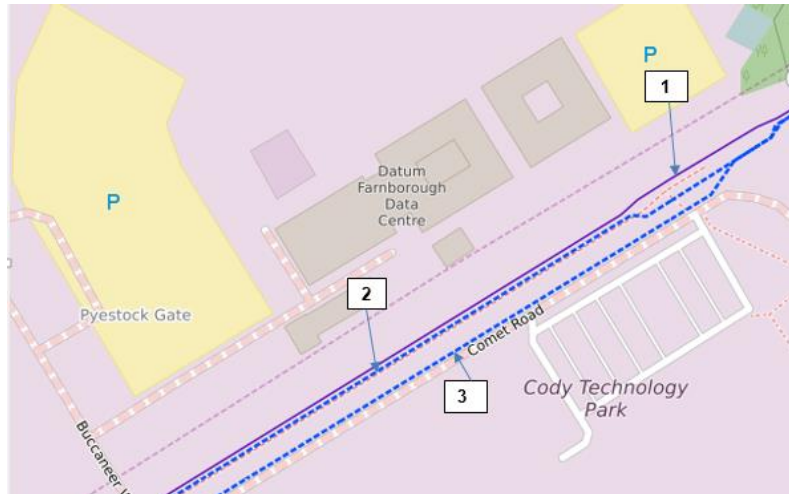
The project raises two main issues or concerns for Ark. The first is the alignment of the proposed pipeline which has been the focus of our comments on the project so far. The second is the way in which the pipeline might be delivered or managed – with specific reference to issues of land control or acquisition (and the CPO powers sought). The main purpose of this letter is to explain how Ark would like to deal with these points during the examination of the project.

**Pipeline Location**

For obvious reasons, and up to this stage, Ark's principal concern was the precise route of the new pipeline. Once a corridor was identified that was centred broadly on the current alignment, Ark's objective was to ensure that the Preferred Order Limit (and associated Preferred Limits of Deviation) were drawn as tightly as possible and that the Possible Pipeline Location was located at the southern part of the Limits of Deviation. This would ensure that it is south of the Existing Pipeline and as far as it could be from the Cody Park Data Centre campus.

Fortunately, the project's sponsors have been able to respond positively and the proposed location or alignment of the pipeline, is now as far from the data centre campus as the route allows.

The map below shows the various pipeline locations:



This is an extract from the Interactive Map on the Pipeline Project's website and it shows The Final Route Possible Pipeline Location (number 3) as far south within the Preferred Limits of Deviation as possible. This means that it is south of the Existing Pipeline (no.1) and the Preferred Possible Pipeline Location (no. 2) that was subject to consultation in Autumn 2018.

So long as this is the route that proceeds (or is approved) Ark has little more to add on this matter although we do hope that the Inspector will consider the points made in our earlier submissions and the reasons behind them. In this light – and with one caveat - we do not make a request to appear before the examination on this matter. The caveat concerns any change to the pipeline route. A change during or as a result of the examination may be unlikely, but if one is proposed, Ark reserves the right to comment further and seek an appearance if necessary.

### **Final Route Order Limits**

Whilst the location of the pipeline is important, the way it is delivered and operated (and the land rights that are secured in association with the project) are a concern too. This is a straightforward point and comes from the need to ensure that Ark's Data Centre campus operates reliably and securely. This is true for all uses that might be affected by the route, but is especially important for modern data centres and the accesses and infrastructure that serve them.

Arks' concerns in this respect come from the CPO plans and documents which describe the area shown in blue below as land that will be affected by the CPO:



It is not clear how the extent of the CPO area has been defined but from the approach taken elsewhere along the route it is likely that it is based on a fixed distance either side of the proposed pipeline.

Whilst Ark is sure that there is no intention of this, work in the blue area could have the potential to disturb operations at the Data Centre campus, because it includes:

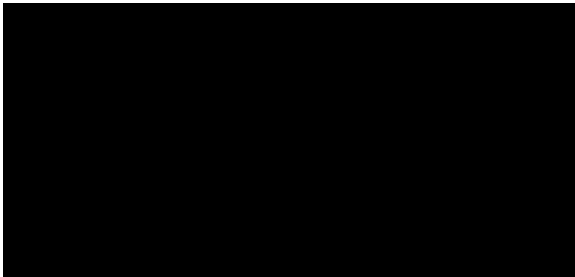
1. about 25% of the fibre communications cables serving the Data Centre campus;
2. Victor Way which provides the primary road access to Ark's campus; and
3. the southern perimeter fence between the Data Centre campus and Cody Technology Park.

On this basis, Ark has some reasonable and obvious concerns with the CPO and, as it stands, Ark wishes to raise these in further submissions to the examination and, if necessary, at one of the planned examination sessions. It may be the case that the Order Limits can be easily changed (which appears to have happened to the West of Cody Park already). Equally it would be a simple task to make it clear that there will be no disturbance to the operation of the campus during the installation of the pipeline (or afterwards); however, until that is done, I am sure you will agree that it is sensible to make provision for additional written evidence and – should the need arise - to safeguard an opportunity to discuss these issues at the examination.

**In this light – and noting the deadlines set out in your programme - I would be grateful if you would consider this letter as a request for Ark to appear at a Compulsory Acquisition Hearing and/or an Open Forum Session.**

I trust this is helpful and explains why Ark has made the request it has. In the meantime, if I can be of any assistance to you, please do not hesitate to contact me.



Yours sincerely



Pip Squire  
Head of Design, Energy and Innovation

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## Ark Data Centres

	
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