

● PRE-APPLICATION STAGE — NO FORMAL APPLICATION SUBMITTED YET

The Charlton Gateway proposal: *what you need to know.*

A company called GLi is proposing to build one of the largest data centres in Europe at the end of our road. No formal planning application has been submitted yet — but when one is, every resident's voice will count. This briefing explains what a data centre actually is, what GLi is proposing, why we are opposing it, and what you can do.

ISSUED April 2026

182 MVA

Proposed electricity demand — more than many towns

22

Separate planning grounds in our evidence base

8,000

New homes the Masterplan allocates for this area

74

Edwardian homes in Derrick and Atlas Gardens

WHO WE ARE

About DAGRA

The Derrick and Atlas Gardens Residents Association (DAGRA) represents the community of 74 Edwardian homes at Anchor and Hope Lane, Charlton SE7, built in 1908 by William Cory and Son for workers on the Thames. We are a not-for-profit association, run entirely by volunteers, and we exist to represent the interests of everyone who lives here.

We have campaigned successfully before. Between 2016 and 2020 we led the four-year campaign that defeated the Rockwell multi-storey development, which was refused at council, Mayor of London, and Planning Inspectorate level. That decision confirmed that the Charlton Riverside Masterplan housing allocation is binding policy for this area. We also campaigned for Charlton Riverside Conservation Area status, which was formally designated in March 2018. We are now leading the campaign against the GLi Charlton Gateway data centre proposal.

CURRENT REPRESENTATIVES

ACTING CHAIR **Selina Johnson**

VICE CHAIR **Philip Connolly**

SECRETARY **Lindsay Barnett**

WORKING JOINTLY WITH

DAGRA has submitted the pre-application evidence base to RBG Planning jointly with the following community organisations, each of which represents residents and communities affected by this proposal.

Charlton Together A community organisation representing the wider Charlton area

CCRA Charlton Central Residents' Association, representing central Charlton

The Charlton Society Charlton's leading heritage and civic society, registered interested party

Quixotic Records A local business and community partner in Charlton SE7

UNDERSTANDING THE PROPOSAL

What is a *data centre*?

A data centre is not a shed with some wires in it. It is a large industrial building — or a campus of buildings — packed with thousands of computer servers that store and process data for businesses, streaming services, artificial intelligence and cloud computing. Understanding what they actually involve is essential to understanding why this proposal is so significant for our neighbourhood.

ENORMOUS ELECTRICITY DEMAND

Servers generate intense heat and must be cooled around the clock. GLi's proposal would consume 182 MVA of electricity — enough to power the equivalent of tens of thousands of homes simultaneously — running every hour of every day of the year, with no quiet periods.

24 HOURS A DAY, EVERY DAY

Data centres never stop. Cooling systems, backup generators, ventilation equipment and security lighting all operate continuously. There is no quiet time — no nights off, no weekends, no bank holidays. For residents living next door, this is permanent industrial activity.

INDUSTRIAL SCALE AND HEIGHT

Hyperscale data centres are massive structures. They are typically the footprint of several football pitches and can be the height of a multi-storey building. They bear no resemblance to the small office or warehouse that many people imagine. The Charlton Gateway proposal would dominate the skyline immediately east of our east-facing homes and gardens.

DIESEL GENERATOR BACKUP

Data centres require large diesel generators on standby at all times in case of power failure. These are tested regularly and produce diesel exhaust at ground level. Plot A — the warehouse GLi has already had approved next door — includes ten generators. The data centre would add significantly more.

TO PUT 182 MVA INTO PERSPECTIVE

Mega volt-amperes (MVA) is a measure of electrical power demand. 182 MVA is an extraordinary amount — approximately the electricity demand of a large town. To connect to the national grid at this scale, GLi would need to join a queue at the New Cross Grid Supply Point, approximately four kilometres away. That queue — and the permanent grid capacity it would consume — directly displaces the connections needed to power the 8,000 new homes the Charlton Riverside Masterplan has already allocated for this area. Charlton Gateway is also explicitly stated by GLi's own investors to be the first of a pipeline of over 2.7 GW of capacity — equivalent to 14 or 15 facilities of this size across the UK, with Charlton as the anchor.

Who is *behind this proposal*?

GLi (Greater London Industrial) is a joint venture between two companies: KSP, a UK property developer that until recently described itself as a logistics platform, and PATRIZIA AG, a German institutional investment fund managing approximately €56 billion in assets and based in Augsburg. The Charlton Gateway proposal sits within PATRIZIA's TransEuropean Property VII fund — a closed-ended Luxembourg fund. There is no confirmed tenant for the data centre. No formal planning application has been submitted.

KSP — UK DEVELOPER

Kingston Space Property

Originally a logistics property developer. KSP's own website now describes the company as developing warehouses and data centres — a pivot from its original mandate. KSP secured approval for the Plot A warehouse (with 10 generators) next to our homes in July 2025.

PATRIZIA AG — GERMAN INVESTMENT FUND

PATRIZIA AG, Augsburg

A large European real estate investment manager. PATRIZIA has published ESG commitments — environmental, social and governance standards. DAGRA has written to PATRIZIA directly, challenging whether this proposal is consistent with those commitments.

NOTE: GLI OPERATES TWO DIFFERENT WEBSITES

GLi has a community-facing website — glicharltonriverside.co.uk — that describes the proposal in general terms for local residents. It also operates a separate investor and client-facing website — charltongateway.london — that presents the scheme in materially different terms, emphasising financial returns, the LINX connectivity hub proximity, and the 2.7 GW pipeline. The investor site has been updated and now includes dedicated sections on "Investment & Jobs" and "Biodiversity, Highways & Sustainability" — headings which make specific claims directly relevant to DAGRA's grounds G11, G13 and G14. It also lists two Knight Frank contacts: a Dubai office number and a UK number added subsequently. The two sites tell different stories to different audiences. DAGRA considers this divergence — and any updates to the investor site made after the pre-application evidence base was submitted — directly relevant to assessing how the proposal has been presented to the public. **Note:** DAGRA recommends that residents screenshot the investor site and retain a dated copy as primary source evidence, as pre-application websites can be updated or removed at any time.

Impact on our *homes*

Our 74 homes are Edwardian terraces, built in 1908, within the Charlton Riverside Conservation Area. They are east-facing, with gardens, balcony overhangs, steel staircases and established trees — features which already create some daylight constraints. A hyperscale data centre immediately to the east would compound those constraints significantly and permanently. RBG has held the freehold to our estate since 1983, which means leaseholder costs arising from construction vibration or structural damage could be transmitted to residents with no straightforward route for redress.

DAYLIGHT AND SHADOW

A large structure to the east of east-facing homes will reduce daylight to our gardens and ground-floor rooms, particularly in mornings and across the year. Our evidence base requires a BRE 209 daylight and sunlight assessment measured against the existing — already constrained — baseline, not an assumed neutral one.

NOISE — AROUND THE CLOCK

The data centre would be the sixth industrial noise source in our area, and the only one that never stops. It would fill the one quiet period our neighbourhood currently has — late night and early morning. Low-frequency noise from cooling equipment is particularly penetrating and difficult to mitigate once installed.

STRUCTURAL RISK

Our 1908 Edwardian homes were not built to withstand sustained construction vibration at industrial scale. Piling and demolition during a build of this size could cause cracking and settlement in our properties. DAGRA requires an independent structural survey of all 74 homes before any construction begins, and a legally binding remediation fund if damage occurs.

CONTAMINATION RISK

The site has an industrial history and sits within range of the London City Airport PFAS plume. The data centre would add further contamination sources through its cooling systems. Our community already has documented health conditions that make chemical exposure a particular concern. A full PFAS baseline assessment is required before the application is validated.

THE HOUSING WE ARE OWED

The Charlton Riverside Masterplan (2017) allocates this land for 8,000 new homes and 1,000 jobs by 2041. That is adopted policy. A data centre on this site permanently removes the land from the housing allocation, depriving Greenwich of homes the borough is committed to delivering. Our community actively wants those homes built.

A PERMANENT DECISION

Once a data centre of this scale is built and connected to the national grid, it creates infrastructure that is extremely difficult to remove. There is no decommissioning plan, no end-of-life bond, and no confirmed tenant. If GLi or PATRIZIA exits the investment, the public — and potentially our community as leaseholders — could be left with the cost.

22 grounds across *five themes*

DAGRA's pre-application evidence base sets out 22 separate planning grounds, supported by 52 verified references. Each ground is independently sufficient to justify refusal of any application. Together they are cumulative. No package of planning conditions or financial payments can resolve the fundamental conflict between this proposal and the adopted policy allocation for this site. Below is a plain-language summary of each ground.

A PLANNING POLICY AND LAND USE

- G1 **The site is allocated for housing.** The adopted Charlton Riverside Masterplan (2017) allocates this land for housing-led mixed-use development. A hyperscale data centre does not comply. GLi has not demonstrated the very special circumstances required to depart from this allocation.
- G2 **The pre-application consultation was inadequate.** Seven specific failings are documented — see the separate section below.
- G3 **This is the first of a 14 to 15-facility pipeline.** Granting permission here anchors GLi's entire 2.7 GW UK programme. The precedent is of exceptional strategic weight.

B HERITAGE AND CHARACTER

- G4 **Irreversible harm to the Conservation Area.** Our east-facing Edwardian homes already face a daylight deficit. A hyperscale structure immediately to the east causes irreversible heritage harm. A BRE 209 assessment measured against the existing compromised baseline — not a neutral assumption — is required before validation.

C ENVIRONMENTAL IMPACT

- G5 **24/7 industrial noise.** A sixth noise source, the only one that never stops, filling the only quiet period our neighbourhood has.
- G6 **Grid demand displaces housing.** 182 MVA at New Cross GSP permanently raises the baseline, displacing capacity needed for 8,000 homes. Grid reinforcement costs are borne by all bill-payers. The Gate 2 connection GLi claims requires planning permission they do not hold.
- G7 **Flood Zone 3.** Sequential and exception tests not addressed. This is a flood risk site and the planning tests are mandatory.
- G8 **EIA gaps and construction.** Significant assessment gaps. Construction hours must be restricted to 09:00–16:00 Monday to Friday, no exceptions, publicly available programme.
- G9 **Plot A baseline invalid.** The approved warehouse assessments cannot be reused as the data centre's environmental baseline. Separate sites, separate proposals.
- G10 **PFAS contamination — four converging pathways.** Site history, LCY Airport plume, operational sources, chip-level cooling vapour — against a community with documented pre-existing conditions.
- G11 **Ecology.** No bat survey, no biodiversity assessment, no pest management plan. Biodiversity Net Gain is mandatory.
- G12 **No decommissioning plan.** No end-of-life strategy, no independent cost assessment, no legally constituted bond. PATRIZIA AG parent guarantee required. Contamination could permanently sterilise the housing allocation.
- G13 **Conflicts with RBG's Climate Emergency declaration.** Directly contradicts RBG's Carbon Neutral Plan and Climate Resilience SPD. Data centres projected to produce 2.5 billion tonnes CO₂-equivalent globally by 2030.

D EMPLOYMENT AND ECONOMIC CLAIMS

- G14 **The jobs figures are wrong.** GLi's consultants used 180 MW not 182 MVA, cited 5,000–7,500 not 8,000 homes, and their February 2026 submission deadline was missed. The fund mandate has pivoted from logistics without explanation.
- G15 **The heat network claim does not hold.** GLi's own planning agent's documents confirm the Charlton Riverside Heat Network will not reach this area until the mid-2030s and connection is not viable until around 2043. This is waste heat from national grid capacity — a localised conditional benefit against a regional permanent public cost.
- G16 **No data centre track record.** GLi is a logistics platform that has pivoted to data centres. No operational experience in this sector has been demonstrated.
- G17 **Land value arbitrage.** Data centres outcompete housing on land value while generating lower Community Infrastructure Levy receipts and fewer public benefits. This is a market distortion, not a community benefit.
- G18 **Economic claims overstated.** Headline figures do not reflect GLi's Luxembourg tax structure. The economic benefit to RBG is materially lower than claimed.

- G19 Critical National Infrastructure concentration.** Five nationally significant assets within approximately five kilometres — Thames Barrier, London City Airport, New Cross GSP, Crossness STW, and the proposed facility — with three unassessed interdependency risks.
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- G20 Structural risk to our homes.** Our 1908 properties were not built for this scale of vibration. RBG holds the freehold. Pre-construction independent structural survey of all 74 properties is a minimum requirement.
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- G21 Eight Section 106 obligations proposed.** Structural survey; conservation-quality remediation fund; vibration monitoring; maintenance bond; acquisition at 2.5 times market value; heat network to outer distribution radius; decommissioning bond; energy inequality mitigation fund for households outside the heat network radius.
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- G22 Long-term community health.** Combined noise, PFAS and thermal discharge burden represents a cumulative risk requiring a population-specific health baseline and Health Impact Assessment before validation.

Seven consultation *failings*

GLi ran a pre-application consultation process that was insufficient in a number of specific, documented ways. These are set out as Ground G2 in our evidence base and have been placed on record with RBG Planning.

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- 1 **Timing.** The consultation ran during Christmas and school holidays, when a significant number of residents were absent from the estate.

 - 2 **Closed meetings.** Consultation events were run as closed, selective group sessions rather than open community events. Residents were not able to hear each other's concerns or questions.

 - 3 **Meeting request stalled.** A named resident made a formal request to raise structural concerns directly with GLi. That request was not met with a substantive meeting.

 - 4 **Misleading framing.** The building height, footprint, and 182 MVA electricity demand were not disclosed in the consultation materials provided to residents.

 - 5 **Medium-rise misdirection.** The scheme was described at consultation events as medium-rise. This framing deliberately conflates residential storey heights with hyperscale industrial heights, preventing residents from assessing the true impact on the Conservation Area.

 - 6 **No MVA disclosure.** The 182 MVA grid demand — the most significant infrastructure impact of the proposal — was absent from all community-facing consultation materials.

 - 7 **Heat network misrepresented.** The heat network was presented as a confirmed near-term community benefit. GLi's own planning agent's documents confirm it is not viable until the mid-2030s and not expected to connect until around 2043.
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CAMPAIGN HISTORY

What DAGRA *has done*

2016–2020

ROCKWELL CAMPAIGN — 4 YEARS

DAGRA defeats the Rockwell development

DAGRA led a four-year campaign opposing a proposed multi-storey development immediately surrounding our homes. The scheme was refused at council, at Mayor of London level, and at the Planning Inspectorate. The Inspector's decision confirmed that the Charlton Riverside Masterplan housing allocation is binding policy. That decision remains in force and is directly relevant to the data centre proposal.

March 2018

CONSERVATION AREA

Charlton Riverside Conservation Area designated

Our estate was formally included in the Charlton Riverside Conservation Area on 21 March 2018, providing additional heritage protections for our Edwardian homes and strengthening the planning arguments against incompatible development.

July 2025

PLOT A — AN EARLY WARNING

GLi secures warehouse approval next to our homes

GLi (through Tyburn RWC Limited) obtained unanimous planning approval for an 18-metre logistics warehouse on Plot A of the V.I.P. Industrial Estate, including ten diesel generators. DAGRA was not adequately informed during that process that the height guidance cited referred to industrial ridge heights, not the residential storey heights in the Masterplan. The Plot A approval is now on our boundary.

Late 2025

GLI CONSULTATION

GLi runs a pre-application consultation

GLi consults on its Charlton Gateway data centre proposal. The process was insufficient in seven specific documented respects — see the section above — and did not meet the Royal Borough's Developers' Engagement Charter requirements.

2 April 2026

NOW

DAGRA submits the Evidence Base to RBG Planning

DAGRA, Charlton Together and CCRA submit the Pre-Application Planning Evidence Base to RBG — 22 planning grounds, 52 verified references, 8 proposed Section 106 obligations. Notifications also sent to the Environment Agency, Historic England, Natural England, and Matthew Pennycook MP. A direct letter to the GLA follows in April 2026.

Next

WHAT COMES NEXT

GLi submits a formal planning application

No formal application has been submitted yet. When one is submitted it will appear on the RBG planning portal with a public consultation period. Every objection from a named resident carries weight.

GET INVOLVED

What you can do



DAGRA Community Meeting — All Residents Welcome

DAGRA will be holding a community meeting for all residents of Derrick Gardens and Atlas Gardens to explain what has been submitted, answer questions, and discuss next steps.

When: April 2026 — date, time and location to be announced

Who: All residents of Derrick Gardens and Atlas Gardens

Updates: Register below to receive the details by email as soon as they are confirmed

DATE, TIME & LOCATION — TO BE ANNOUNCED

01

REGISTER YOUR DETAILS BELOW

Complete the form on the next page so we can keep you updated by email. We will notify you when the meeting is confirmed, when an application is submitted, and at each stage of the planning process.

02

CONTACT YOUR WARD COUNCILLORS

Your elected councillors sit on the RBG Planning Board. A personal email or letter from a constituent — in your own words — is far more effective than a template. Tell them what this development would mean to your home and your family.

03

OBJECT FORMALLY WHEN THE TIME COMES

When a planning application is submitted there will be a public consultation period. Every named objection carries weight with the planning authority. DAGRA will tell you when this moment arrives and what to say.

04

SPREAD THE WORD

Many of our neighbours do not yet know what is proposed. Share this briefing. Talk to people on the street. The more residents who are informed and registered, the stronger our collective voice will be.

STAY INFORMED

Register for *updates*

Register below to receive email updates from DAGRA about the Charlton Gateway campaign, community meetings, and planning process milestones. We will never share your details with any third party. You can unsubscribe at any time by emailing unsubscribe@derrickandatlasgardens.org.

REQUEST A COPY OF THE EVIDENCE BASE

A copy of the full Pre-Application Planning Evidence Base submitted to RBG Planning on 2 April 2026 is available on request. To receive a copy, email campaign@derrickandatlasgardens.org with the subject line "Evidence Base Request". The document runs to 22 planning grounds and 52 references and is provided in PDF format.

RESIDENT REGISTRATION – DERRICK & ATLAS GARDENS · PLEASE COMPLETE IN BLOCK CAPITALS AND RETURN TO DAGRA

FULL NAME *

EMAIL ADDRESS *

DOOR NUMBER *

STREET *

Derrick Gardens Atlas Gardens

DATE *

HOW MANY YEARS HAVE YOU LIVED AT THIS ADDRESS?

years

HOW MANY YEARS HAVE YOU LIVED IN THE ROYAL BOROUGH OF GREENWICH?

years

COMMENTS OR QUESTIONS FOR DAGRA (OPTIONAL)

By returning this form you consent to DAGRA holding your details solely to send campaign updates. Your details will never be shared with any third party. To be removed from the list email unsubscribe@derrickandatlasgardens.org. Data held in accordance with UK GDPR and the Data Protection Act 2018. Full notice at derrickandatlasgardens.org or on request from hello@derrickandatlasgardens.org.

COMMUNITY WEBSITE

derrickandatlasgardens.org

● LAUNCHING SOON

Questions and comments: hello@derrickandatlasgardens.org · To unsubscribe:
unsubscribe@derrickandatlasgardens.org



Derrick & Atlas Gardens

RESIDENTS ASSOCIATION · ANCHOR & HOPE LANE · CHARLTON SE7 · CHARLTON RIVERSIDE
CONSERVATION AREA · ROYAL BOROUGH OF GREENWICH

DAGRA represents the community of 74 Edwardian homes at Anchor and Hope Lane, Charlton SE7. We are not-for-profit and run entirely by volunteers. This briefing is based on the pre-application planning evidence base submitted to RBG Planning on 2 April 2026, jointly with Charlton Together and CCRA. The Charlton Society and Quixotic Records are associated partners. Produced April 2026.

PARTNERS

Charlton Together
Charlton Central Residents'
Association (CCRA)
The Charlton Society
Quixotic Records