

London Gateway Logistics Park Local Development Order 2

Appendix 5: Prior Notification of Development Forms



December 2024

Development Management Team, Planning, Place Directorate, Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL

London Gateway Logistics Park Local Development Order 2 (LGLPLDO2) Prior Notification of Development – PNF Form 1

For Use Classes B2 (general industry), B8 (storage or distribution), E(g)(i) (offices), E(g)(ii) (research and development), E(g)(iii) (industrial processes), Sui Generis (common user HGV fuelling and washing) and Park wide infrastructure

Purpose of this form

By submitting this form you are requesting confirmation as to whether the works you are proposing constitute permitted development under the London Gateway Logistics Park Local Development Order 2 (LGLPLDO2).

Following the consideration of your request, Thurrock Council will complete the notification section (Section 10) thereby certifying that the proposals are or are not permitted development. This will constitute the formal response as required by the Order. Development that is not permitted under the LGLPLDO2 may require the submission of a formal planning application.

All sections should be completed either electronically or in black ink.

Section 1 – Contact Details

1a. Applicant Name, Address and Contact Details.				
Title:		First name:		Surname:
Company name:				
Address:				
Telephone Number:				
Email				

1b. Agent Name, Address and Contact Details (if applicable).				
Title:		First name:		Surname:
Company name:				
Address:				
Telephone number:				
Email:				

Section 2 – The Development Proposal

2a. Description of development.		Office Use Only Compliant with the LGLPLDO2?
Type of development	Yes / No	
Erection of a building		
Extension of a building		
Alteration of a building		
Change of use		
Associated infrastructure or other development		
For proposals other than Park wide infrastructure		
Proposed Use Class	Yes / No	
B8 (storage and distribution)		
B2 (general industry)		
E(g) (i) (offices)		
E(g) (ii) (research and development)		
E(g) (iii) (industrial processes)		
Sui Generis (Common user HGV fuelling and washing facilities)		
For Change of Use Only (NB. Change of use to or from development within Use Class B2 or B8 to Use Class E(b), E(d), E(f) or F2(a) is not permitted)		
Existing Use Class	Yes / No	
B8 (storage and distribution)		
B2 (general industry)		
E(g) (i) (offices)		
E(g) (ii) (research and development)		
E(g) (iii) (industrial processes)		
E(b) (food and drink)		
E(d) (gym)		
E(f) (creche/day nursery)		
F2(a) (shops)		

For Associated Infrastructure (including Park wide infrastructure)		Office Use Only Compliant with the LGLPLDO2?																		
<table border="1"> <thead> <tr> <th>Associated Infrastructure</th> <th>Yes / No</th> </tr> </thead> <tbody> <tr> <td>Access Road(s)</td> <td></td> </tr> <tr> <td>Plot based vehicle parking and servicing</td> <td></td> </tr> <tr> <td>Hard and soft landscaping including fences, gates, security barriers, gatehouses, street lighting</td> <td></td> </tr> <tr> <td>Foul and surface water drainage infrastructure</td> <td></td> </tr> <tr> <td>Utilities infrastructure</td> <td></td> </tr> <tr> <td>Vehicle refuelling and washing facilities</td> <td></td> </tr> <tr> <td>CCTV cameras and associated masts</td> <td></td> </tr> <tr> <td>Lamp posts and any other lighting masts or infrastructure</td> <td></td> </tr> </tbody> </table>		Associated Infrastructure	Yes / No	Access Road(s)		Plot based vehicle parking and servicing		Hard and soft landscaping including fences, gates, security barriers, gatehouses, street lighting		Foul and surface water drainage infrastructure		Utilities infrastructure		Vehicle refuelling and washing facilities		CCTV cameras and associated masts		Lamp posts and any other lighting masts or infrastructure		
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2b. Description of Development	Office Use Only Compliant with the LGLPLDO2?
<p>Please describe the proposed development.</p>	

2c. Location of development	Office Use Only Compliant with the LGLPLDO2?
<p>Please include a plan showing the location of the proposed development outlined in red in the context of the Logistics Park.</p>	

Section 3 – Design Details

Please complete this section if buildings or other structures are to be erected on the site.

<p>3a. Height of the building or structure. Development must not exceed the maximum height for the zone/plot in which the building or structure is located (as shown on the Height Zoning Plan in the Design Code).</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please state the maximum height (in metres) of the building when measured from the finished floor level.</p> <p>Height of building(s): m (AOD)</p> <p>Please state the height of any other structures to be erected:</p> <p>Type of structure..... Height m</p> <p>Type of structure..... Height m</p> <p>Type of structure..... Height m</p> <p>Type of structure..... Height m</p> <p>Type of structure..... Height m</p>	

<p>3b. Building Size. The maximum gross internal floorspace shall not exceed 150,000m² and the minimum gross internal floorspace shall not be less than 1,000m² (unless for ancillary use) (see paragraphs A2.1 – A2.4 of the Design Code)</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>																														
<p>Please provide details of proposed floor space (ancillary floorspace to be recorded under primary use)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Use Class</th> <th style="width: 35%;">Existing GIA Floorspace (sqm)</th> <th style="width: 40%;">Proposed GIA Floorspace (sqm)</th> </tr> </thead> <tbody> <tr><td>B2</td><td></td><td></td></tr> <tr><td>B8*</td><td></td><td></td></tr> <tr><td>E(g) (i)</td><td></td><td></td></tr> <tr><td>E(g) (ii)</td><td></td><td></td></tr> <tr><td>E(g) (iii)</td><td></td><td></td></tr> <tr><td>E(b)</td><td></td><td>N/A - See PNF Form 2</td></tr> <tr><td>E(d)</td><td></td><td>N/A - See PNF Form 2</td></tr> <tr><td>E(f)</td><td></td><td>N/A - See PNF Form 2</td></tr> <tr><td>F2 (a)</td><td></td><td>N/A - See PNF Form 2</td></tr> </tbody> </table> <p style="margin-top: 10px;">* Is the building to be occupied as a High Intensity Parcel Delivery Service?</p> <p>Yes/No</p>	Use Class	Existing GIA Floorspace (sqm)	Proposed GIA Floorspace (sqm)	B2			B8*			E(g) (i)			E(g) (ii)			E(g) (iii)			E(b)		N/A - See PNF Form 2	E(d)		N/A - See PNF Form 2	E(f)		N/A - See PNF Form 2	F2 (a)		N/A - See PNF Form 2	
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<p>3c. External storage (applies to all uses except E(g)(i)) shall not exceed 2% of plot or 2,000m² whichever is the lesser, other than in 'External Storage Exception Zones' and shall not exceed 6m in height and shall be within fenced areas not exceeding 3m.</p> <ul style="list-style-type: none"> - External storage within the 'Southern External Storage Exception Zone' shall have a maximum plot coverage of 20% or 15,500 m² whichever is the lesser and shall not exceed 6m in height and shall be within fenced areas not exceeding 3m in height. - External storage within the 'Northern External Storage Exception Zone' shall have a maximum plot coverage of 25% or 7,500 m² whichever is the lesser and shall not exceed 3m in height and shall be within fenced areas not exceeding 3m in height. <p>External storage shall not be provided within infrastructure corridors or building service yards fronting the primary site access road except where plots do not benefit from a rear service yard or it is not possible to locate the external storage to the rear of the building. In these cases, the external storage fronting the primary infrastructure corridor shall be situated behind a 10m wide landscaped zone and, where fronting a secondary infrastructure corridor, behind a 5m wide landscape zone (see paragraphs D1 of Design Code).</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
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<ul style="list-style-type: none"> • Is the site located in the 'External Storage Exception Zone'? Yes / No <p>If yes, please confirm if the site is within the Northern or Southern External Storage Exception Zone.</p> <p>Northern/Southern (delete as appropriate)</p> <ul style="list-style-type: none"> • Is external storage to be provided? Yes / No <p>If yes, please specify the size of the area (m²) and the plot coverage as a percentage of the total plot area.</p> <p>Area m² Plot coverage..... %</p> <p>Note - Please include a plan showing the location of the proposed external storage area within the plot. If not located in a rear storage yard, please provide details of 10m wide landscaped zone/ 5m wide landscaped zone.</p>	
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<p>3d. On plot vehicle fuelling facilities (applies to all uses except E(g)(i)) shall not exceed a maximum plot coverage of 3% or 3,000sq.m whichever is the lesser</p> <p>On plot vehicle washing facilities (applies to all uses except E(g)(i)) shall not exceed a maximum plot coverage of 1% or 1,000sq.m whichever is the lesser. (see paragraphs B2.6-B2.8 of Design Code)</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Are on plot vehicle fuelling facilities or wash facilities to be provided Yes / No</p> <p>If yes, please specify the size of the area (m²) and the plot coverage as a percentage of the total plot area.</p> <p>Vehicle fuelling area m² Plot coverage... %</p> <p>Vehicle washing facilities area m² Plot coverage... %</p> <p>Note - Please include a plan showing the location of the proposed facilities within the plot.</p>	

<p>3e. Common User HGV Refuelling and Washing Facilities Fuelling pumps shall be covered with a canopy with a minimum clear height of 6m and a maximum height to the top of the canopy of 9m. Wash facilities must be covered with a maximum height to the top of the enclosure of 7m. (See section P8 of Design Code)</p>	<p>Office Use Only Compliant with the LGLPLD02?</p>
<p>Are Common User HGV Refuelling or Washing Facilities to be provided Yes / No</p> <p>If yes, please specify the size of the area (m²) below:</p> <p>HGV refuelling aream² HGV washing facilities area m²</p> <p>Please state the height of structures/enclosures to be erected:</p> <p>Type of structure..... Height m Type of structure..... Heightm</p> <p>Note - Please include a plan showing the location of the proposed facilities within the Logistics Park.</p>	

<p>3f. Colours and Materials (including cladding) The buildings and structures must be constructed with external finishes in the materials and colours listed in section A4 and A7.2 of the Design Code (section F4 for E(g)(i)).</p>	<p>Office Use Only Compliant with the LGLPLD02?</p>																		
<p>Please provide a description of the proposed materials and finishes to be used.</p> <table border="1" data-bbox="108 1234 1193 2074"> <thead> <tr> <th></th> <th>Material(s)</th> <th>Colours</th> </tr> </thead> <tbody> <tr> <td>External Walls</td> <td></td> <td></td> </tr> <tr> <td>Roof</td> <td></td> <td></td> </tr> <tr> <td>Windows</td> <td></td> <td></td> </tr> <tr> <td>Vehicle Access & Hardstanding</td> <td></td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> <td></td> </tr> </tbody> </table>		Material(s)	Colours	External Walls			Roof			Windows			Vehicle Access & Hardstanding			Other (Please Specify)			
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<p>3g. Roofscape - see paragraph A7.1 of Design Code. This applies to all uses except offices (E(g)(i)) and common user HGV fuelling and washing (sui generis).</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Roof planes set at a minimum pitch of 3 degrees and maximum pitch of 10 degrees shall generally be specified with roof lights at 15% where operational requirements permit.</p> <p>Please specify pitch of roof plane</p> <p>Please specify % of roof lights</p>	

<p>3h. Plot Boundary Treatments. See paragraph C2 (paragraph I3 for E(g)(i)) of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>						
<p>Please provide the following boundary treatment details:</p> <table border="1" data-bbox="98 846 1161 2033"> <thead> <tr> <th data-bbox="98 846 456 922">Means of enclosure / boundaries</th> <th data-bbox="456 846 831 922">Material(s)</th> <th data-bbox="831 846 1161 922">Height (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="98 922 456 2033"></td> <td data-bbox="456 922 831 2033"></td> <td data-bbox="831 922 1161 2033"></td> </tr> </tbody> </table>	Means of enclosure / boundaries	Material(s)	Height (m)				
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<p>3i. Landscaping, lighting and street furniture -See paragraphs B8, C1 – C7 (see sections H and I for E(g)(i) and P8.10 for HGV Fuelling and Washing Facilities) of the Design Code.</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please provide a plan showing details of the following (as applicable):</p> <ul style="list-style-type: none"> - Soft landscaping and planting plan (including species selection) - Hard landscaping details and materials - Location of lighting - Location of street furniture <p>Please provide the detailed specification for lighting and street furniture. This shall include a drawing showing isolux contours</p>	

Section 5 - Construction Details

For proposals involving the erection of new buildings only

<p>5a. HSE Consultation Zone - see paragraphs A1.2– A1.5 of the Design Code (paragraph F1.5-F1.7 for E(g)(i))</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>																
<p>Are any buildings proposed to be located within the HSE consultation zone as shown on Figure 2 of the Design Code? Yes / No</p> <p>If yes, please specify consultation zone(s):</p> <table border="1" data-bbox="92 551 1197 692"> <tr> <td>Inner Zone</td> <td>Yes/No</td> </tr> <tr> <td>Middle Zone</td> <td>Yes/No</td> </tr> <tr> <td>Outer Zone</td> <td>Yes/No</td> </tr> <tr> <td>Envelope of Safeguarding Distances SD3</td> <td>Yes/No</td> </tr> </table> <p>Inner Zone: If the development is within the HSE inner zone please specify the maximum number of occupants that will be present in each building at any one time and the number of occupied storeys:</p> <p>No. of occupants</p> <p>No. of occupied storeys</p> <p>If other ancillary development is to be located with the HSE sensitivity zone please specify the use.</p> <p>Middle or Outer Zone: If the development is within the HSE middle or outer zone, please confirm that it is Use Class B8 Yes/No</p> <p>Envelope of Safeguarding Distances SD3: If the building is within the Envelope of safeguarding Distances SD3, please confirm whether it exceeds any of the following thresholds:</p> <table border="1" data-bbox="92 1317 1193 1928"> <tr> <td>A building more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5 m² and extending over more than 50% or 120 m² of the surface of any elevation</td> <td>Yes/No</td> </tr> <tr> <td>A building more than three storeys above ground or 12 m in height with solid walls and individual glass panes or frangible panels larger than 1.5 m² and extending over at least 50% of any elevation.</td> <td>Yes/No</td> </tr> <tr> <td>A building more than 400 m² plan area with continuous or individual glazing panes larger than 1.5 m² extending over at least 50% or 120 m² of the plan area.</td> <td>Yes/No</td> </tr> <tr> <td>Any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.</td> <td>Yes/No</td> </tr> </table>	Inner Zone	Yes/No	Middle Zone	Yes/No	Outer Zone	Yes/No	Envelope of Safeguarding Distances SD3	Yes/No	A building more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5 m ² and extending over more than 50% or 120 m ² of the surface of any elevation	Yes/No	A building more than three storeys above ground or 12 m in height with solid walls and individual glass panes or frangible panels larger than 1.5 m ² and extending over at least 50% of any elevation.	Yes/No	A building more than 400 m ² plan area with continuous or individual glazing panes larger than 1.5 m ² extending over at least 50% or 120 m ² of the plan area.	Yes/No	Any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.	Yes/No	
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Any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.	Yes/No																

<p>5b. The piling method - must be carried out in accordance with section D.7 of the Code of Construction Practice</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>If piling is required, please specify the piling design.</p> <p>Please provide details on the timing of works (start month and duration).</p>	

<p>5c. Plot Foul and Surface Water Drainage - see section E of the Design Code (section K for Use Class E(g)(i)) & Flood Warning and Evacuation Plans</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please specify whether the development is located in the northern or southern drainage zone? Northern / Southern (delete as appropriate)</p>	
<p>Foul Drainage</p> <p>Please provide detail of the Waste Water Treatment Plant and foul water drainage system.</p> <p>Please provide plans and drawings showing the scheme submitted to the Environment Agency in applying for an Environmental Permit.</p>	
<p>Surface Water Drainage</p> <p>Please provide details of how surface water will be disposed of:</p> <p>Please provide plans and cross-sectional drawings of any swales, attenuation ponds and outfalls (if required).</p> <p>If box culverts are required, please provide plans and sections.</p> <p>Please provide details and plans of any temporary drainage system.</p> <p>Please confirm that plans of the surface water drainage infrastructure have been sent to the Local Lead Flood Authority (LLFA) for inclusion on the Council's Flood Risk Asset Register. Yes/No</p>	

Flood Warning and Evacuation Plan

Please enclose a site specific Flood Warning and Evacuation Plan to include an overview of flood risk on the site, the potential impact of a breach of flood defences and recommended actions to ensure the safety of occupants and users of the development.

Please state the maximum number of people likely to be present in the building at any one time.

5d. Archaeological Assessment (see section J of the Code of Construction Practice)

Office Use Only
Compliant with the LGLPLDO2?

Please enclose a copy of the written approval from Thurrock Council of the Scoping Opinion and, where required, the Archaeological Assessment and Scheme of Mitigation.

Section 6 – Remediation

A site specific risk-based ground condition assessment of the nature of the subsoils shall be submitted to and approved in writing by the Local Planning Authority before the submission of the Prior Notification Form. If specific risks to human health or groundwater are identified, then a scheme designed to deal with potential unremediated contamination must be approved in writing by the Local Planning Authority prior to submission of this Prior Notification Form.

6a. Remediation Strategy	Office Use Only Compliant with the LGLPLDO2?
Please enclose a copy of the written approval from Thurrock Council of the remediation strategy.	

Section 7 – Parking and Transport

7a. Parking spaces - must be in accordance with the standards set out in sections B3 – B5 of the Design Code (sections G3-G4 for E(g)(i)).				Office Use Only Compliant with the LGLPLDO2?
	Existing No. of spaces	Proposed No. of spaces	Bay dimensions (m)	
Articulated HGV				
Rigid HGV				
Van				
Car				
Cycle				
Powered two wheeled vehicle				
Blue Badge parking				

7b Electric Charging Points – 1 space must be provided for plots with 50 spaces or fewer. Plots with more than 50 spaces must include 2% of the total. Passive provision to be provided for all remaining spaces. See section B3 of Design Code (sections G3 for E(g)(i)).	Office Use Only Compliant with the LGLPLDO2?
Number of electric charging points % of total	

<p>7c. Loading, unloading and turning space – shall be in accordance with Freight Transport Association – Designing for Deliveries. See section B2 of the Design Code (G2 for E(g)(i))</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>								
<p>Please confirm space is in accordance with above standards: Yes/No</p> <p>Please complete the table below.</p> <table border="1" data-bbox="92 443 1145 645"> <thead> <tr> <th></th> <th>Area to be provided (m²)</th> </tr> </thead> <tbody> <tr> <td>Loading</td> <td></td> </tr> <tr> <td>Unloading</td> <td></td> </tr> <tr> <td>Service yard circulation area</td> <td></td> </tr> </tbody> </table> <p>Please identify all of the above areas on the site layout plan.</p> <p>Please also ensure HGV tracking plans are provided if a 20m pullout/ yard circulation zone cannot be provided.</p> <p>For use Class E(g)(i), please provide tracking plans for the largest vehicle likely to be required.</p>		Area to be provided (m ²)	Loading		Unloading		Service yard circulation area		
	Area to be provided (m ²)								
Loading									
Unloading									
Service yard circulation area									

<p>7d. Plot-by-Plot Rail Connection – see paragraph B9.1 of Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Is the plot within the Rail Safeguarding area? Yes/No</p> <p>If yes, please provide plans to demonstrate that sufficient space is provided to accommodate the rail sidings and loading/unloading facilities</p>	

<p>7e. Internal access roads, footpaths, cycleways and verges – see sections B7 and B1 – B7 of the Design Code (section G1-G6 or E(g)(i))</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please provide detailed plans and cross-sectional drawings showing the following details as appropriate.</p> <p>Width of road(s)</p> <p>Materials</p> <p>Landscaping</p> <p>Service corridors</p> <p>Drainage channel</p> <p>Width of footpath and verges</p> <p>Materials for cycle path</p> <p>Roundabouts and junctions</p>	

7f. Provision of cycle parking – must be provided in accordance with section B5 of the Design Code (section G4 for E(g)(i)).	Office Use Only Compliant with the LGLPLDO2?
Please provide a plan showing the location and design of the proposed cycle parking.	

Section 8 – Enclosures

Please include the following in your submission

8a. Plans / Drawings	Office Use Only Included Yes/ No
Location plan (scale 1:500 or 1:200)	
Site layout plan (scale 1: 500 or 1: 200):	
Elevations (scale 1:50 or 1:100)	
Existing and proposed layout/floor plans (scale 1: 50 or 1: 100):	
Existing and proposed elevation plans (scale 1: 50 or 1: 100)	
Roof plan (scale 1: 50 or 1: 100)	
Landscape plan (scale 1: 50 or 1: 100)	
Existing and Proposed site sections and finished floor and site levels (scale 1: 50 or 1: 100).	
Cross-section drawings of all roads, drainage channels and surface and foul water drainage systems (scale 1: 50 or 1: 100).	
Please list any other additional plans or drawings included in your submission.	

Section 9 – Declaration

I / We hereby give notice of my / our intention to carry out the above development, I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the London Gateway Logistics Park Local Development Order 2, I / we shall only carry out the proposed work in accordance with the details included on this form and at the associated scaled plans. I / We understand that any variation from these details may require re-assessment.

I / We confirm that any future occupier of a commercial building has been or will be informed of the obligation to submit an Occupier Travel Plan to the London Gateway Travel Plan Committee for verification prior to occupation of the commercial building. I / We confirm that, to the best of my / our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of person(s) giving them.

Name:	
Signature:	
Date:	

Section 10 – Notification

Either 10a or 10b to be completed by Thurrock Council	
10a. Compliance with the LGLPLDO2 Thurrock Council considers that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 2.	
Signature:	Date:
10b. Non-compliance with the LGLPLDO2 Thurrock Council does not consider that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 2, for the reasons outlined below.	
Signature:	Date:

Informatives

Plans and Drawings

The site location plan / red-line site plan needs to clearly identify the site in question via a red-line drawn around the site area, needs to be drawn and printed to an identifiable scale, using recognised base maps (normally Ordnance Survey) and show the direction of North. It should also be clearly labelled and titled.

All other plans must be provided at the specified scale, unless otherwise agreed by the local; planning authority. The scale must be identified on all drawings along with a scale bar. Plans should also include a title, the date, drawing number, with revisions clearly identified and show the direction of north. Every plan based upon Ordnance survey maps must have the appropriate Ordnance Survey copyright notice.

Submitting the Prior Notification Form

Please submit the completed form and supporting/accompanying documentation electronically to:
Planning.applications@thurrock.gov.uk

Hard copies of any documents may be requested as necessary.

Notification Fee

Please review the LGLPLDO2 fee schedule to calculate the applicable notification fee for your proposal. Payment should be made by electronic transfer.

Time Period for a Response

Thurrock Council will acknowledge receipt of the form within **5 working days** and will process the application and complete the notification section of the form within **28 days** of receipt.

Other Consents

Please note that your development will still be subject to the normal requirements of any other consents or permissions required under other legislation (e.g. Building Control Regulations, Environment Agency Consents, Advertising Consent).

Contact Information

If you wish to discuss your proposal or have any queries regarding the form please contact the Development Management Team.

Tel No. **01375 652652**

Address. **Development Management Team,
Planning,
Place Directorate,
Thurrock Council,
Civic Offices,
New Road,
Grays,
Essex
RM17 6SL**

Development Management Team, Planning, Place Directorate, Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL

London Gateway Logistics Park Local Development Order 2 (LGLPLDO2) Prior Notification of Development – PNF Form 2

For Use Classes E(b) (food and drink), E(d) (gym), E(f) (creche/day nursery), F2 (a) (shops), F2(c) (outdoor sports facilities)

Purpose of this form

By submitting this form you are requesting confirmation as to whether the works you are proposing constitute permitted development under the London Gateway Logistics Park Local Development Order 2 (LGLPLDO2).

Following the consideration of your request, Thurrock Council will complete the notification section (Section 10) thereby certifying that the proposals are or are not permitted development. This will constitute the formal response as required by the Order. Development that is not permitted under the LGLPLDO2 may require the submission of a formal planning application.

All sections should be completed either electronically or in black ink.

Section 1 – Contact Details

1a. Applicant Name, Address and Contact Details.					
Title:		First name:		Surname:	
Company name:					
Address:					
Telephone Number:					
Email					

1b. Agent Name, Address and Contact Details (if applicable).					
Title:		First name:		Surname:	
Company name:					
Address:					
Telephone number:					
Email:					

Section 2 – The Development Proposal

2a. Description of development.		Office Use Only Compliant with the LGLPLDO2?
Type of development	Yes / No	
Erection of a building		
Extension of a building		
Alteration of a building		
Change of use		
Provision of outdoor sports facilities		
Associated infrastructure		
For all proposals		
Proposed Use Class	Yes / No	
E (b) (food and drink)		
E (d) (gym)		
E (f) (creche/day nursery)		
F2 (a) (shops)		
For Change of Use Only		
Existing Use Class	Yes / No	
E(g) (i) (offices)		
E(g) (ii) (research and development)		
E(g) (iii) (industrial processes)		
E (b) (food and drink)		
E (d) (gym)		
E (f) (creche/day nursery)		
F2 (a) (shops)		

2a. Description of development. (continued)		Office Use Only Compliant with the LGLPLDO2?																
<table border="1"> <thead> <tr> <th>Associated Infrastructure</th> <th>Yes / No</th> </tr> </thead> <tbody> <tr> <td>Access Road(s)</td> <td></td> </tr> <tr> <td>Plot based vehicle parking and servicing</td> <td></td> </tr> <tr> <td>Hard and soft landscaping including fences, gates, security barriers, gatehouses, street lighting</td> <td></td> </tr> <tr> <td>Foul and surface water drainage infrastructure</td> <td></td> </tr> <tr> <td>Utilities infrastructure</td> <td></td> </tr> <tr> <td>CCTV cameras and associated masts</td> <td></td> </tr> <tr> <td>Lamp posts and any other lighting masts or infrastructure</td> <td></td> </tr> </tbody> </table>		Associated Infrastructure	Yes / No	Access Road(s)		Plot based vehicle parking and servicing		Hard and soft landscaping including fences, gates, security barriers, gatehouses, street lighting		Foul and surface water drainage infrastructure		Utilities infrastructure		CCTV cameras and associated masts		Lamp posts and any other lighting masts or infrastructure		
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2b. Description of Development	Office Use Only Compliant with the LGLPLDO2?
<p>Please describe the proposed development.</p>	

2c. Location of development Amenity uses shall be located together, ideally as part of a mixed use building, close to the main access to the Logistics Park or within a central part of the site (see paragraph F1.2 in Design Code)	Office Use Only Compliant with the LGLPLDO2?
Please include a plan showing the location of the proposed development outlined in red in the context of the Logistics Park.	

Section 3 – Design Details

Please complete this section if buildings or other structures are to be erected on the site.

<p>3a. Height of the building or structure. Development must not exceed the maximum height for the zone/plot in which the building or structure is located (as shown on the Height Zoning Plan in the Design Code). Buildings shall have the potential to be at least three storeys either on construction or in the future (see paragraph F3.1-F3.2 in the Design Code).</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please state the maximum height (in metres) of the building when measured from the finished floor level.</p> <p>Height of building(s): m (AOD)</p> <p>Please state the number of storeys:</p> <p>Number of storeys: on construction</p> <p>If building is less than three storeys, please explain what measures have been incorporated into the design to accommodate additional storeys in the future.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state the height of any other structures to be erected:</p> <p>Type of structure..... Height m</p> <p>Type of structure..... Heightm</p> <p>Type of structure..... Heightm</p>	

<p>3b. Building Size. NB. The maximum gross internal floorspace for any single retail unit within Use Class F(2)(a) shall not exceed 280 sqm (see paragraphs F2.1 – F2.3 of the Design Code). To be completed for all uses except F2(c).</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>																							
<p>Please provide details of proposed floor space (ancillary office or retail floorspace to be recorded under primary use).</p>																								
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<p>3c. Outdoor Sports Facilities (Use Class F2(c)). The area for outdoor sports facilities shall not exceed 3,500 m². External storage facilities shall comply with the restrictions set out in F11.3 of the Design Code.</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Are outdoor sports facilities to be provided? Yes/No</p> <p>If yes, please provide details of proposed area for outdoor sports facilities.</p> <p>Area m²</p> <p>Are external storage facilities required in connection with outdoor sports facilities to be provided? Yes/No</p> <p>If yes, please provide dimensions:.</p> <p>Height.m Depth m Length.....m</p>	

3d. Shops (Use Class F2(a)).	Office Use Only Compliant with the LGLPLDO2?
Please detail range of goods and/or services proposed: Please confirm there is no other such facility offering the same or similar range of good and/or services within 1km Yes/No	

3e. Colours and Materials (including cladding) The buildings and structures must be constructed with external finishes in the materials and colours listed in paragraph F4 of the Design Code. Materials for Outdoor Sports Facilities (Use Class F2 (c)) are detailed in F11.1-F11.8.	Office Use Only Compliant with the LGLPLDO2?																					
Please provide a description of the proposed materials and finishes to be used. <table border="1" data-bbox="108 1016 1193 2018"> <thead> <tr> <th></th> <th>Material(s)</th> <th>Colours</th> </tr> </thead> <tbody> <tr> <td>External Walls</td> <td></td> <td></td> </tr> <tr> <td>Roof</td> <td></td> <td></td> </tr> <tr> <td>Windows</td> <td></td> <td></td> </tr> <tr> <td>Vehicle Access & Hardstanding</td> <td></td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> <td></td> </tr> <tr> <td>Surface materials for Use Class F2(c)</td> <td></td> <td></td> </tr> </tbody> </table>		Material(s)	Colours	External Walls			Roof			Windows			Vehicle Access & Hardstanding			Other (Please Specify)			Surface materials for Use Class F2(c)			
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3f. Ventilation and Extraction for Premises serving Hot Food Details are set out in F7 of the Design Code.	Office Use Only Compliant with the LGLPLD02?
Please enclose a copy of written approval of a Ventilation and Extraction Design Statement (VEDS) from Thurrock Council Environmental Protection Officer (EPO).	

3g. Creche/Day Nursery (Use Class E(f)) Details are set out in F10 of the Design Code.	Office Use Only Compliant with the LGLPLD02?
Please enclose a copy of written approval of a Creche/Day Nursery Design Statement (C/DNDS) from Thurrock Council School Effectiveness Team Manager.	

3h. Boundary Treatments. See Section I3 of the Design Code. Details of fencing for Outdoor Sports Facilities (Use Class F2 (c)) is set out in F11.1-F11.2.			Office Use Only Compliant with the LGLPLD02?					
Please provide the following boundary treatment details:								
<table border="1"> <thead> <tr> <th data-bbox="97 958 456 1037">Means of enclosure / boundaries</th> <th data-bbox="456 958 831 1037">Material(s)</th> <th data-bbox="831 958 1163 1037">Height (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="97 1037 456 1973"></td> <td data-bbox="456 1037 831 1973"></td> <td data-bbox="831 1037 1163 1973"></td> </tr> </tbody> </table>	Means of enclosure / boundaries	Material(s)	Height (m)					
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<p>3i. Landscaping, lighting and street furniture (See paragraphs H and I (F11.4 for Use Class F2(C)) of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please provide a plan showing details of the following (as applicable):</p> <ul style="list-style-type: none"> - Soft landscaping and planting plan (including species selection) - Hard landscaping details and materials - Lighting - Street furniture <p>Please provide the detailed specification for lighting and street furniture. This shall include a drawing showing isolux contours.</p>	

Section 5 - Construction Details

For proposals involving the erection of new buildings only

<p>5a. The piling method - must be carried out in accordance with section D.7 of the Code of Construction Practice</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>If piling is required, please specify the piling design.</p> <p>Please provide details on the timing of works (start month and duration).</p>	

<p>5b. Plot Foul and Surface Water Drainage (see section K of the Design Code) & Flood Warning and Evacuation Plans</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please specify whether the development is located in the northern or southern drainage zone? Northern / Southern</p>	
<p>Foul Drainage</p> <p>Please provide detail of the Waste Water Treatment Plant and foul water drainage system.</p> <p>Please provide plans and drawings showing the scheme submitted to the Environment Agency in applying for an Environmental Permit.</p>	
<p>Surface Water Drainage</p> <p>Please provide details of how surface water will be disposed of:</p> <p>Please provide plans and cross-sectional drawings of any swales, attenuation ponds and outfalls (if required).</p> <p>If box culverts are required, please provide plans and sections.</p> <p>Please provide details and plans of any temporary drainage system.</p> <p>Please confirm that plans of the surface water drainage infrastructure have been sent to the Local Lead Flood Authority (LLFA) for inclusion on the Council's Flood Risk Asset Register. Yes/No</p>	

<p>Flood Warning and Evacuation Plan</p> <p>Please enclose a site specific Flood Warning and Evacuation Plan to include an overview of flood risk on the site, the potential impact of a breach of flood defences and recommended actions to ensure the safety of occupants and users of the development.</p> <p>Please state the maximum number of people likely to be present in the building at any one time.</p>	
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<p>5c. Drainage Strategy for Outdoor Sports Facilities (see section F11.6-F11.8 of Design Code)</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please enclose a copy of the written approval from the Lead Local Flood Authority providing confirmation that the drainage strategy for the Outdoor Sports Facilities is acceptable.</p>	

<p>5d. Archaeological Assessment (see Section J of the Code of Construction Practice)</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please enclose a copy of the written approval from Thurrock Council of the Scoping Opinion and, where required, the Archaeological Assessment and Scheme of Mitigation.</p>	

Section 6 – Remediation

A site specific risk-based ground condition assessment of the nature of the subsoils shall be submitted to and approved in writing by the Local Planning Authority before the submission of the Prior Notification Form. If specific risks to human health or groundwater are identified, then a scheme designed to deal with potential unremediated contamination must be approved in writing by the Local Planning Authority prior to submission of this Prior Notification Form.

6a. Remediation Strategy	Office Use Only Compliant with the LGLPLDO2?
Please enclose a copy of the written approval from Thurrock Council of the remediation strategy.	

Section 7 – Parking and Transport

7a. Parking spaces - must be in accordance with the standards set out in sections G3 – G4 of the Design Code				Office Use Only Compliant with the LGLPLDO2?
	Existing No. of spaces	Proposed No. of spaces	Bay dimensions (m)	
Articulated HGV				
Rigid HGV				
Van				
Car				
Cycle				
Powered two wheeled vehicle				
Blue Badge parking				

7b Electric Charging Points – 1 space must be provided for plots with 50 spaces or fewer. Plots with more than 50 spaces must include 2% of the total. Passive provision to be provided for all remaining spaces. See section G3 of Design Code.	Office Use Only Compliant with the LGLPLDO2?
Number of electric charging points % of total	

<p>7c. Plot/Amenity Hub Based Vehicle Servicing - shall be in accordance with section G2 of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please confirm space is in accordance with above standards: Yes/No</p> <p>Please provide and plan showing plot/amenity hub based vehicle servicing. This shall include vehicle tracking details for the largest vehicle likely to be required.</p>	

<p>7c. Internal access roads, footpaths, cycleways and verges – see sections G1-G6 of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please provide detailed plans and cross-sectional drawings showing the following details as appropriate.</p> <p>Width of road(s)</p> <p>Materials</p> <p>Landscaping</p> <p>Service corridors</p> <p>Drainage channel</p> <p>Width of footpath and verges</p> <p>Materials for cycle path</p> <p>Roundabouts and junctions</p>	

<p>7d. Provision of cycle parking – must be provided in accordance with section G4 of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO2?</p>
<p>Please provide a plan showing the location and design of the proposed cycle parking.</p>	

Section 8 – Enclosures

Please include the following in your submission

8a. Plans / Drawings	Office Use Only Included Yes/ No
Location plan (scale 1:500 or 1:200)	
Site layout plan (scale 1: 500 or 1: 200):	
Elevations (scale 1:50 or 1:100)	
Existing and proposed layout/floor plans (scale 1: 50 or 1: 100):	
Existing and proposed elevation plans (scale 1: 50 or 1: 100)	
Roof plan (scale 1: 50 or 1: 100)	
Landscape plan (scale 1: 50 or 1: 100)	
Existing and Proposed site sections and finished floor and site levels (scale 1: 50 or 1: 100).	
Cross-section drawings of all roads, drainage channels and surface and foul water drainage systems (scale 1: 50 or 1: 100).	
Please list any other additional plans or drawings included in your submission.	

Section 9 – Declaration

<p>I / We hereby give notice of my / our intention to carry out the above development, I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the London Gateway Logistics Park Local Development Order 2, I / we shall only carry out the proposed work in accordance with the details included on this form and at the associated scaled plans. I / We understand that any variation from these details may require re-assessment.</p> <p>I / We confirm that any future occupier of a commercial building has been or will be informed of the obligation to submit an Occupier Travel Plan (where one is required) to the London Gateway Travel Plan Committee for verification prior to occupation of the commercial building. I / We confirm that, to the best of my / our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of person(s) giving them.</p>	
Name:	
Signature:	
Date:	

Section 10 – Notification

Either 10a or 10b to be completed by Thurrock Council	
10a. Compliance with the LGLPLDO2 Thurrock Council considers that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 2.	
Signature:	Date:
10b. Non-compliance with the LGLPLDO2 Thurrock Council does not consider that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 2, for the reasons outlined below.	
Signature:	Date:

Informatives

Plans and Drawings

The site location plan / red-line site plan needs to clearly identify the site in question via a red-line drawn around the site area, needs to be drawn and printed to an identifiable scale, using recognised base maps (normally Ordnance Survey) and show the direction of North. It should also be clearly labelled and titled.

All other plans must be provided at the specified scale, unless otherwise agreed by the local; planning authority. The scale must be identified on all drawings along with a scale bar. Plans should also include a title, the date, drawing number, with revisions clearly identified and show the direction of north. Every plan based upon Ordnance survey maps must have the appropriate Ordnance Survey copyright notice.

Submitting the Prior Notification Form

Please submit the completed form and supporting/accompanying documentation electronically to:
Planning.applications@thurrock.gov.uk

Hard copies of any documents may be requested as necessary.

Notification Fee

Please review the LGLPLDO2 fee schedule to calculate the applicable notification fee for your proposal. Payment should be made by electronic transfer.

Time Period for a Response

Thurrock Council will acknowledge receipt of the form within **5 working days** and will process the application and complete the notification section of the form within **28 days** of receipt.

Other Consents

Please note that your development will still be subject to the normal requirements of any other consents or permissions required under other legislation (e.g. Building Control Regulations, Environment Agency Consents, Advertising Consent).

Contact Information

If you wish to discuss your proposal or have any queries regarding the form please contact the Development Management Team.

Tel No. **01375 652652**

Address. **Development Management Team,
Planning
Place Directorate,
Thurrock Council,
Civic Offices,
New Road,
Grays,
Essex
RM17 6SL**

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