

# London Gateway Logistics Park Local Development Order 1.5

## Appendix 6 Prior Notification Form



February 2024

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

## London Gateway Logistics Park Local Development Order 1.5 (LGLPLDO1.5) Prior-notification of Development

### 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 1.5 (LGLPLDO1.5).

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 LGLPLDO1.5 may require the submission of a formal planning application.

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

### Section 1 – Contact Details

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

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

## Section 2 – The Development Proposal

2a. Description of development.		Office Use Only Compliant with the LGLPLDO1.5?
<b>Type of development</b>	<b>Yes / No</b>	
Erection of a building		
Extension of a building		
Alteration of a building		
Change of use		
Associated infrastructure or other development		
<b>For Change of use development.</b>		
<b>Existing Use Class</b>	<b>Yes / No</b>	
B8		
B2		
Eg (i)		
E(g) (ii)		
E(g) (iii)		
<b>For all proposals.</b>		
<b>Proposed Use Class</b>	<b>Yes / No</b>	
B8		
B2		
Eg (i)		
E(g) (ii)		
E(g) (iii)		
<b>Associated Infrastructure</b>	<b>Yes / No</b>	
Internal Access Road(s)		
Plot based vehicle parking and servicing		
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		

<b>2b. Description of Development</b>	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
Please describe the proposed development.	
<b>Note</b> - Please provide plans and drawings showing the full details of the proposed works.	

<b>2c. Location of development</b>	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
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><b>3a. Height of the building or structure.</b> 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><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</p>
<p><b>Please state the maximum height (in metres) of the building when measured from the finished floor level.</b></p> <p>Height of building(s): ..... m</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><b>3b. Building Size.</b> The maximum gross internal floorspace shall not exceed 150,000m<sup>2</sup> and the minimum gross internal floorspace shall not be less than 1,000m<sup>2</sup> (unless for ancillary use) (see paragraphs A2.1 – A2.3 of the Design Code)</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</p>																					
<p><b>Please provide details of proposed floor space (ancillary office or retail floorspace to be recorded under primary use)</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Floorspace</th> <th colspan="3" style="width: 25%;">Use Class E</th> <th rowspan="2" style="width: 15%;">Use Class B2</th> <th rowspan="2" style="width: 15%;">Use Class B8</th> </tr> <tr> <th style="width: 8%;">E(g)(i)</th> <th style="width: 8%;">E(g)(ii)</th> <th style="width: 9%;">E(g)(iii)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Existing GIA floorspace m<sup>2</sup></td> <td style="width: 8%;"></td> <td style="width: 8%;"></td> <td style="width: 9%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> </tr> <tr> <td style="padding: 5px;">Proposed GIA floorspace m<sup>2</sup></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floorspace	Use Class E			Use Class B2	Use Class B8	E(g)(i)	E(g)(ii)	E(g)(iii)	Existing GIA floorspace m <sup>2</sup>						Proposed GIA floorspace m <sup>2</sup>						
Floorspace		Use Class E					Use Class B2	Use Class B8														
	E(g)(i)	E(g)(ii)	E(g)(iii)																			
Existing GIA floorspace m <sup>2</sup>																						
Proposed GIA floorspace m <sup>2</sup>																						

<p><b>3c. External storage</b> shall not exceed 2% of plot or 2,000m<sup>2</sup> whichever is the lesser, other than in the 'External Storage Exception Zone'. External storage within the 'External Storage Exception Zone' shall have a maximum plot coverage of 20% or 15,500 m<sup>2</sup> whichever is the lesser and shall not exceed 6m in height and shall be within fenced areas not exceeding 3m in height.</p> <p>External storage shall not be provided within infrastructure corridors or building service yards fronting the primary site access road except where facilities are single sided and the external storage area is situated behind a 10m wide landscaped zone or 7.5m where plot landscaping is adjacent to infrastructure landscaping or swale. (see paragraphs D1.1-D1.3 of Design Code).</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</p>
<p><b>Is the site located in the 'External Storage Exception Zone'?    Yes / No</b></p> <p><b>Is external storage to be provided?    Yes / No</b></p> <p>If <b>yes</b>, please specify the size of the area (m<sup>2</sup>) and the plot coverage as a percentage of the total plot area.</p> <p><b>Area ..... m<sup>2</sup>    Plot coverage..... %</b></p> <p>Note - Please include a plan showing the location of the proposed external storage area within the plot.</p>	

<p><b>3d. On plot HGV fuelling facilities</b> shall not exceed a maximum plot coverage of 3% or 3,000sq.m whichever is the lesser.</p> <p><b>On plot HGV washing facilities</b> shall not exceed a maximum plot coverage of 1% or 1,000sq.m whichever is the lesser.</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</p>
<p><b>Are HGV refuelling facilities or wash facilities to be provided    Yes / No</b></p> <p>If <b>yes</b>, please specify the size of the area (m<sup>2</sup>) and the plot coverage as a percentage of the total plot area.</p> <p><b>HGV refuelling area ..... m<sup>2</sup> ..... Plot coverage...    %</b>  <b>HGV washing facilities area ..... m<sup>2</sup> ..... Plot coverage...    %</b></p> <p>Note - Please include a plan showing the location of the proposed facilities within the plot.</p>	

<b>3e. Colours and Materials (including cladding)</b> The buildings and structures must be constructed with external finishes in the materials and colours listed in paragraph A4 of the Design Code.			<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
<b>Please provide a description of the proposed materials and finishes to be used.</b>			
	Material(s)	Colours	
External Walls			
Roof			
Windows			
Vehicle Access & Hardstanding			
Other (Please Specify)			

<b>3f. Roofscape</b>		<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
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.  Please specify pitch of roof plane .....  Please specify % of roof lights .....		

<b>3g. Proposed building elevations</b>		<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
Please provide plans showing proposed building elevations.		





## Section 4 – Sustainable Design Standards

For proposals involving the erection of new buildings only

<b>4a. Buildings must meet the sustainable design standards set out in section A10 of the Design Code</b>	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
<p>Please state the proportion (%) of predicted energy requirements from all sources of decentralised and renewable or low-carbon energy?</p> <p>_____ %</p> <p>Please state how this will be achieved.</p>          <p>If this proportion does not meet the standards in paragraph A10.2 of the Design Code then please explain why this is not feasible or viable.</p>	
<p><b>Do the buildings achieve BREEAM Outstanding (in addition to national standards for zero carbon)?</b>                      <b>Yes/No?</b></p> <p>If BREEAM Outstanding and/or national standards for zero carbon cannot be achieved please explain why.</p>	

## Section 5 - Construction Details

For proposals involving the erection of new buildings only

5a. HSE Consultation Zone (see paragraph A1.2– A1.4 of the Design Code)	Office Use Only Compliant with the LGLPLDO1.5?																
<p>Are any buildings proposed to be located within the HSE consultation zone as shown on Figure 2 of the Design Code? <b>Yes / No</b></p> <p><b>If yes, please specify consultation zone(s):</b></p> <table border="1" data-bbox="92 499 1193 674"> <tr> <td><b>Inner Zone</b></td> <td><b>Yes/No</b></td> </tr> <tr> <td><b>Middle Zone</b></td> <td><b>Yes/No</b></td> </tr> <tr> <td><b>Outer Zone</b></td> <td><b>Yes/No</b></td> </tr> <tr> <td><b>Envelope of Safeguarding Distances SD3</b></td> <td><b>Yes/No</b></td> </tr> </table> <p><b>Inner Zone:</b> 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><b>Middle or Outer Zone:</b> If the development is within the HSE middle or outer zone, please confirm that it is Use Class B8 <b>Yes/No</b></p> <p><b>Envelope of Safeguarding Distances SD3:</b> 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 1301 1193 1910"> <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 m<sup>2</sup> and extending over more than 50% or 120 m<sup>2</sup> of the surface of any elevation</td> <td><b>Yes/No</b></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 m<sup>2</sup> and extending over at least 50% of any elevation.</td> <td><b>Yes/No</b></td> </tr> <tr> <td>A building more than 400 m<sup>2</sup> plan area with continuous or individual glazing panes larger than 1.5 m<sup>2</sup> extending over at least 50% or 120 m<sup>2</sup> of the plan area.</td> <td><b>Yes/No</b></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><b>Yes/No</b></td> </tr> </table>	<b>Inner Zone</b>	<b>Yes/No</b>	<b>Middle Zone</b>	<b>Yes/No</b>	<b>Outer Zone</b>	<b>Yes/No</b>	<b>Envelope of Safeguarding Distances SD3</b>	<b>Yes/No</b>	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 <sup>2</sup> and extending over more than 50% or 120 m <sup>2</sup> of the surface of any elevation	<b>Yes/No</b>	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 <sup>2</sup> and extending over at least 50% of any elevation.	<b>Yes/No</b>	A building more than 400 m <sup>2</sup> plan area with continuous or individual glazing panes larger than 1.5 m <sup>2</sup> extending over at least 50% or 120 m <sup>2</sup> of the plan area.	<b>Yes/No</b>	Any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.	<b>Yes/No</b>	
<b>Inner Zone</b>	<b>Yes/No</b>																
<b>Middle Zone</b>	<b>Yes/No</b>																
<b>Outer Zone</b>	<b>Yes/No</b>																
<b>Envelope of Safeguarding Distances SD3</b>	<b>Yes/No</b>																
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 <sup>2</sup> and extending over more than 50% or 120 m <sup>2</sup> of the surface of any elevation	<b>Yes/No</b>																
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 <sup>2</sup> and extending over at least 50% of any elevation.	<b>Yes/No</b>																
A building more than 400 m <sup>2</sup> plan area with continuous or individual glazing panes larger than 1.5 m <sup>2</sup> extending over at least 50% or 120 m <sup>2</sup> of the plan area.	<b>Yes/No</b>																
Any other structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse.	<b>Yes/No</b>																

<p><b>5b. The piling method</b> - must be carried out in accordance with section D.7 of the Code of Construction Practice</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</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><b>5c. Plot Foul and Surface Water Drainage (see sections E1 – E2 of the Design Code) &amp; Flood Warning and Evacuation Plans</b></p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO1.5?</p>
<p>Please specify whether the development is located in the northern or southern drainage zone? <b>Northern / Southern</b></p>	
<p><b>Foul Drainage</b></p> <p>Please provide detail of the Waste Water Treatment Plant and foul water drainage system.</p> <p><b>Please provide plans and drawings showing the scheme submitted to the Environment Agency in applying for an Environmental Permit.</b></p>	
<p><b>Surface Water Drainage</b></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><b>Flood Warning and Evacuation Plan</b></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>	

<b>5d. Archaeological Assessment</b>	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
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.

<b>6a. Remediation Strategy</b>	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
Please enclose a copy of the written approval from Thurrock Council of the remediation strategy.  <b>Note</b> - Please see informative below.	

### Section 7 – Parking and Transport

<b>7a. Parking spaces</b> - must be in accordance with the standards set out in sections B3 – B5 of the Design Code				<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
	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				

<b>7b Electric Charging Points</b> – 1 space must be provided for plots with 50 spaces or fewer. Plots with more than 50 spaces must include 2% of the total.	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
Number of electric charging points .....  % of total .....	

<b>7c. Loading, unloading and turning space</b> – shall be in accordance with Freight Transport Association – Designing for Deliveries (see section B2 of the Design Code)	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?								
<p><b>Please confirm space is in accordance with above standards: Yes/No</b></p> <p><b>Please complete the table below.</b></p> <table border="1" data-bbox="92 703 1177 990"> <thead> <tr> <th data-bbox="92 703 598 779"></th> <th data-bbox="598 703 1177 779">Area to be provided (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td data-bbox="92 779 598 848">Loading</td> <td data-bbox="598 779 1177 848"></td> </tr> <tr> <td data-bbox="92 848 598 918">Unloading</td> <td data-bbox="598 848 1177 918"></td> </tr> <tr> <td data-bbox="92 918 598 990">Service yard circulation area</td> <td data-bbox="598 918 1177 990"></td> </tr> </tbody> </table> <p><b>Please identify all of the above areas on the site layout plan.</b></p>		Area to be provided (m <sup>2</sup> )	Loading		Unloading		Service yard circulation area		
	Area to be provided (m <sup>2</sup> )								
Loading									
Unloading									
Service yard circulation area									

<b>7c. Internal access roads, footpaths, cycleways and verges</b> – (see sections B7 and F1 – F7 of the Design Code)	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
<p><b>Please provide detailed plans and cross-sectional drawings showing the following details as appropriate.</b></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>	

<b>7d. Provision of cycle parking</b> – must be provided in accordance with section B5 of the Design Code	<b>Office Use Only</b> Compliant with the LGLPLDO1.5?
<b>Please provide a plan showing the location and design of the proposed cycle parking.</b>	

## 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 1.5, 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 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>	
<b>Name:</b>	
<b>Signature:</b>	
<b>Date:</b>	

## Section 10 – Notification

<b>Either 10a or 10b to be completed by Thurrock Council</b>	
<b>10a. Compliance with the LGLPLDO1.5</b> Thurrock Council considers that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 1.5.	
<b>Signature:</b>	<b>Date:</b>
<b>10b. Non-compliance with the LGLPLDO1.5</b> Thurrock Council does not consider that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order 1.5, for the reasons outlined below.	
<b>Signature:</b>	<b>Date:</b>

## **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](mailto:Planning.applications@thurrock.gov.uk)

Hard copies of any documents may be requested as necessary.

### **Notification Fee**

Please review the LGLPLDO1.5 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 and Growth,  
Planning and Transportation Directorate,  
Thurrock Council,  
Civic Offices,  
New Road,  
Grays,  
Essex  
RM17 6SL**