

## **LONDON GATEWAY LOGISTICS PARK LOCAL DEVELOPMENT ORDER 2013**

This Order is adopted by Thurrock Council ("the Council") under the powers conferred on the Council as local planning authority by sections 61A-61D of and Schedule 4A to the Town and Country Planning Act 1990 (as amended) ("the Act") and pursuant to the Town and Country Planning (Development Management Procedure) (England) Order 2010 and shall be known as the London Gateway Logistics Park Local Development Order 2013[3].

1. In this Order:
  - 1.1 definitions in the Town and Country Planning (Use Classes) Order 1987 (as amended) apply to the interpretation of this Order and references in this Order to a "Use Class" are accordingly a reference to the relevant Use Class set out in the Town and Country Planning (Use Classes) Order 1987 (as amended); and
  - 1.2 terms defined in Schedule 3 have the meaning given to them there.
2. Subject to article 3 below, planning permission is hereby granted for the development within the Logistics Park Area set out in all Parts of Schedule 1 subject in each case to the restrictions and conditions set out in the relevant Part of Schedule 1.
3. Within the Tongue Land, planning permission is hereby granted only for the development set out in Part 3 of Schedule 1, subject to the restrictions and conditions set out in that Part of that Schedule.
4. The grant of permission under any Part of Schedule 1 is subject to the general conditions set out in Schedule 2.
5. All development permitted by this Order may be undertaken on a phased basis.
6. Where a material operation has been initiated in respect of any development permitted by this Order at the time this Order expires, is revoked or is revised that said development may be lawfully completed.
7. This Order comes into force on the date on which it is made as indicated below and, subject to the Council's power to revoke this Order under s.61A(6) of the Act will remain in force for a period of 10 years from that date, expiring on the tenth anniversary thereof.

### **Adopted by the Council on [•]**

By Order of the Council the Common Seal  
was affixed hereunto in the presence of

Authorised Signatory

## **SCHEDULE 1 – PERMITTED DEVELOPMENT**

### **PART 1 - INDUSTRIAL AND WAREHOUSE DEVELOPMENT**

#### **Permitted Development**

Development consisting of –

- (a) the erection, extension, demolition or alteration of a building within Use Class B8 (storage or distribution);
- (b) the erection, extension, demolition or alteration of a building within Use Class B2 (general industry); and
- (c) the erection, extension, demolition or alteration of a building within Use Classes B1(b) (research and development ) or B1(c) (light industry).

#### **Development not permitted**

Development is not permitted by Part 1 if –

- (a) that development would result in the total amount of floorspace in Use Class B8 within the Logistics Park Area exceeding 630,600sq.m; or
- (b) that development would result in the total amount of floorspace in Use Classes B1(b), B1(c) and B2 within the Logistics Park Area exceeding 199,100sq.m.

#### **Conditions**

Development is permitted by Part 1 subject to the following conditions –

1. any building used for ancillary uses including for the provision of Employee Facilities may be used only for the purposes of undertakings within the Logistics Park Area;
2. any office use or retail use within buildings in Use Classes B1, B2 or B8 use shall be ancillary to the main uses of those buildings or other buildings on the same plot and shall not be occupied separately;
3. ancillary office accommodation shall not exceed 25% of the overall building floorspace.
4. no manufacturing, fabrication or other industrial process shall take place outside the confines of any buildings;
5. prior to the occupation of any built development the infrastructure works identified in the London Gateway LDO Design Code must be practically completed for the relevant phase;

6. prior to the earliest of:
  - 6.1 the second anniversary of the commencement of the construction of the first commercial building permitted under this Part 1; or
  - 6.2 the occupation of any building within the 16m height zone shown on drawing at Appendix 6, the Strategic Landscaping Scheme North detailed in the London Gateway LDO Design Code shall be fully implemented and completed in accordance with that Code;
7. prior to the occupation of any building on a plot adjacent to the western boundary of the Logistics Park Area, the Strategic Landscaping Scheme West detailed in the London Gateway LDO Design Code shall be fully implemented and completed in accordance with that Code; and
8. the commencement of any phase of any development permitted under this Part must not prejudice the completion of any other phase of development permitted under this Order.

## **PART 2 – CHANGE OF USE**

### **Permitted Development**

Development consisting of –

- (a) the change of use of a building within Use Class B8 (storage or distribution) to a use falling within Use Classes B1(b) research and development, B1(c) light industrial or B2 (general industrial);
- (b) the change of use of a building within Use Classes B1(b) research and development or B1(c) light industrial to a use falling within Use Class B2 (general industrial) or B8 (storage or distribution); or
- (c) the change of use of a building within Use Class B2 to a use falling within Use Class B1(b) research and development or B1(c) light industrial or to Use Class B8 (storage or distribution)

### **Development not permitted**

Development is not permitted by Part 2 if –

- (a) the change of use would result in the total amount of floorspace in Use Class B8 within the Logistics Park Area exceeding 630,600sq.m; or
- (b) the change of use would result in the total amount of floorspace in Use Classes B1(b), B1(c) and B2 within the Logistics Park Area exceeding 199,100sq.m.

### **Conditions**

Development is permitted by Part 2 subject to the conditions that –

- 1 Any office, retail or sales use within any building permitted under this Part shall be ancillary to the main uses of the development and shall not be occupied separately;
- 2 Ancillary office accommodation shall not exceed 25% of the overall building floorspace.



## **PART 3 – ASSOCIATED INFRASTRUCTURE**

### **Permitted Development**

Development consisting of –

- (a) the construction, extension, demolition or alteration of roads;
- (b) the construction, extension, demolition or alteration of areas and facilities for vehicle parking and servicing;
- (c) hard and soft landscaping, including the erection, extension, demolition or alteration of fences, gates, walls, securing barriers, security gatehouses and street lighting;
- (d) the construction, extension, demolition or alteration of foul and surface water drainage infrastructure including sewage treatment works, pumps, tanks, conduits, swales, pipes, drains, ditches, channels and ponds;
- (e) the construction, extension, demolition or alteration of vehicle refuelling facilities;
- (f) the construction, extension, demolition or alteration of utilities infrastructure (telecommunications, radio, gas, electricity, water) including any sub-stations, pumping stations;
- (h) the erection, extension, demolition or alteration of CCTV cameras and associated masts; and
- (i) the erection, extension, demolition or alteration of lampposts and any other lighting masts or infrastructure.

### **Development not permitted**

Development is not permitted by Part 3 if –

- (a) it is not primarily required to serve the development permitted by Parts 1 or 2 or, in the case of development in paragraph (f) only, to serve London Gateway Port; and
- (b) where it is located in the Tongue Land, it is development other than that listed in paragraphs (d) or (f) (in relation to electricity only) above.

### **Conditions**

Development is permitted by Part 3 subject to the condition that –

- 1 prior to the bringing into beneficial use of any permanent roads, vehicle parking or vehicle servicing areas the drainage works identified in the London Gateway LDO Design Code must be implemented for the relevant phase.

## **PART 4 – SITE PREPARATION WORKS**

### **Permitted Development**

Development consisting of:

- (a) any operations or engineering necessary for the remediation of land within the Logistics Park Area, including excavation and the construction, extension, demolition or alteration of remediation compounds for the stockpiling, sorting and treatment of excavated materials; or
- (b) any operations or engineering necessary to clear or raise the level of any land within the Logistics Park Area.

## SCHEDULE 2 – GENERAL CONDITIONS

All development permitted by the Order is subject to the following conditions –

1. Nothing in this Order permits any development that is EIA development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
2. Prior to the commencement of any development permitted under this Order, details and plans of the proposed development shall be submitted to the local planning authority using the Prior Notification Form together with the appropriate fee as set out below:

Prior Notification Fee Scale		
	Building	Site Infrastructure
Band 1: 0 – 24,999sq.m	£4,000	£1,200
Band 2: 25,000sq.m – 49,999sq.m	£5,300	£1,690
Band 3: 50,000sq.m – 74,999sq.m	£6,600	£1,980
Band 4: 75,000sq.m. – 99,999sq.m	£8,000	£2,400
Band 5: 100,000sq.m +	£9,300	£2,790
Non-Material and Minor Material Amendments Fee = £500		

3. No development shall commence until the date on which the local planning authority has confirmed that the proposed development falls within the scope of this Order or, failing such a confirmation or denial by the local planning authority, until the date after 28 days from the submission of the Prior Notification Form, whichever is the soonest (such date in either case being the "**Confirmation Date**").
4. Development must be materially commenced within 3 years of the Confirmation Date in relation to that development.
5. Prior to the commencement of any phase of development in the Logistics Park Area any contaminated land in the area of that phase shall be remediated under Part 4 in accordance with the London Gateway LDO Code of Construction Practice;
6. No development may take place under this Order except in accordance with:
  - 6.1 the London Gateway LDO Design Code;
  - 6.2 the London Gateway LDO Code of Construction Practice; and
  - 6.3 the EMMP.
7. No more than 400,000sq.m of development, excluding floorspace within buildings with a direct rail connection, may be occupied prior to the practical completion and commissioning of the single common user siding, permitted under the London Gateway Logistics and Commercial Centre Order 2007 (SI 2007/2657), within the Logistics Park Area so that it is available for use to service the development, together with hardstanding and facilities that can accommodate the rail freight movements generated by that development;

8. All operational vehicular traffic shall use the New Access Road and no other means of vehicular access to the Logistics Park Area shall be available except for emergency vehicles or buses.
9. On any particular plot or infrastructure corridors, landscaping on or along that plot or corridor shall be completed in the first planting season following the first operational use of that plot or corridor.



### SCHEDULE 3 – INTERPRETATION

1. Terms used in this Order have the following meanings:

<b>alteration</b>	includes the construction of any mezzanine floor;
<b>building</b>	excludes structures housing plant or machinery such as pumping stations, kiosks and tanks;
<b>the EMMP</b>	means the London Gateway Logistics Park LDO Ecological Mitigation and Management Plan (ref: [REDACTED]) attached to this Order as Appendix 2;
<b>the Employee Facilities</b>	means social, care or recreational facilities provided for employees of undertakings within the Logistics Park Area, including crèche facilities provided for the children of such employees;
<b>the Logistics Park Area</b>	means the area shown on the Plan as within the LDO Boundary;
<b>the London Gateway LDO Code of Construction Practice</b>	means the London Gateway Logistics Park LDO Code Of Construction Practice attached to this Order as Appendix 4;
<b>the London Gateway LDO Design Code</b>	means the London Gateway Logistics Park LDO Design Code attached to this Order as Appendix 3;
<b>London Gateway Port</b>	means the port development permitted by the London Gateway Port Harbour Empowerment Order 2008 (S.I. 2008/1261) and includes the port development as it may be differently permitted from time to time;
<b>the New Access Road</b>	means the road to be constructed to provide access to the Logistics Park Area and London Gateway Port as permitted by planning permissions with numbers 10/50182/TTGFUL granted in November 2010 and 11/00362/TTGCND (or any future consent for that access road in predominantly the same form);
<b>the Plan</b>	means the Plan attached to this Order at Appendix 1, defining the LDO area [Unnumbered Adams Hendry];
<b>the Prior Notification Form</b>	means the form at Appendix 5;
<b>the Tongue Land</b>	means the area within the Logistics Park Area shown hatched brown on the Plan.

2. In this Order any reference to 'floorspace means gross internal floorspace unless otherwise stated. 'Gross Internal Floorspace' shall be calculated in accordance with the RICS Code of Measuring Practice (sixth edition). Mezzanine floors shall contribute towards overall gross internal floorspace unless they are solely to provide for safe and efficient access to stacked or stored goods

Major Projects Team, Planning and Transportation Directorate, Thurrock Council, Civic Offices,  
 New Road, Grays, Essex, RM17 6SL

## London Gateway Logistics Park Local Development Order (LGLPLDO) 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 (LGLPLDO).

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 LGLPLDO 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 LGLPLDO?
<b>Type of development</b>	<b>Yes / No</b>	
Erection of a building or warehouse		
Extension of a building or warehouse		
Demolition of a building or warehouse		
Alteration of a building or warehouse		
Change of use		
Associated infrastructure or other development <b>If yes, please answer question 2b</b>		
<b>For Change of use development.</b>		
<b>Existing Use Class</b>	<b>Yes / No</b>	
B8		
B2		
B1(b)		
B1(c)		
<b>For all proposals.</b>		
<b>Proposed Use Class</b>	<b>Yes / No</b>	
B8		
B2		
B1(b)		
B1(c)		
<b>Please describe the proposed development.</b>		

2b. For associated infrastructure or other development.		Office Use Only Compliant with the LGLPLDO?																
<table border="1"> <thead> <tr> <th>Associated Infrastructure</th> <th>Yes / No</th> </tr> </thead> <tbody> <tr> <td>Internal 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</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>Other (Please Specify):</td> <td></td> </tr> <tr> <td>Plan area of associated infrastructure m<sup>2</sup></td> <td></td> </tr> </tbody> </table>	Associated Infrastructure	Yes / No	Internal Access Road(s)		Plot based vehicle parking and servicing		Hard and soft landscaping		Foul and surface water drainage infrastructure		Utilities infrastructure		Other (Please Specify):		Plan area of associated infrastructure m <sup>2</sup>			
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<p><b>Please provide a brief description of the proposed development.</b></p>																		
<p><b>Note</b> - Please provide plans and drawings showing the full details of the proposed works.</p>																		

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

### 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 (see section A3 and Fig 3 &amp; 4 in the Design Code).</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</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><b>Please state the height of any other structures to be erected:</b></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 LGLPLDO?</p>																																													
<p><b>Please provide details of proposed floor space.</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Floorspace</th> <th colspan="3" style="width: 25%;">Use Class B1</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%;">B1(a)</th> <th style="width: 8%;">B1(b)</th> <th style="width: 9%;">B1(c)</th> </tr> </thead> <tbody> <tr> <td>Existing gross internal floor space <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Existing gross external floor space <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Existing non GIA floor space <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed gross internal floorspace <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed gross external floorspace <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed non GIA floor space <b>sq.m</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floorspace	Use Class B1			Use Class B2	Use Class B8	B1(a)	B1(b)	B1(c)	Existing gross internal floor space <b>sq.m</b>						Existing gross external floor space <b>sq.m</b>						Existing non GIA floor space <b>sq.m</b>						Proposed gross internal floorspace <b>sq.m</b>						Proposed gross external floorspace <b>sq.m</b>						Proposed non GIA floor space <b>sq.m</b>						
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<p><b>3c. External storage</b> shall not exceed 2% of plot or 2,000m<sup>2</sup> whichever is the lesser. Storage not to be provided within infrastructure corridors or building service yards fronting the primary site access road except where facilities are single sided and are situated behind a 10m, wide landscaped zone (see section D1 of Design Code).</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</p>
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<p><b>Is external storage to be provided? Yes / No</b></p> <p>If <b>yes</b>, please specify the size of the area (sqm) and the plot coverage as a percentage of the total plot area.</p> <p><b>Area ..... sqm. Plot coverage.....%</b></p> <p><b>Note - Please include a plan showing the location of the proposed external storage area within the plot.</b></p>	
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<p><b>3d. Colours and Materials (including cladding)</b> The buildings and structures must be constructed with external finishes in the materials and colours described in section A4 of the Design Code.</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</p>
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<p><b>Please provide a description of the proposed materials and finishes to be used.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 30%;">Material(s)</th> <th style="width: 50%;">Colours</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">External Walls</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Roof</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Windows</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Vehicle Access &amp; Hardstanding</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">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><b>3e. Proposed building elevations</b></p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</p>
<p><b>Please provide plans showing proposed building elevations.</b></p>	

<p><b>3f. Plot Boundary Treatments.</b> See section C2 of the Design Code</p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</p>
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Please provide the following boundary treatment details:		
Means of enclosure / boundaries	Material(s)	Height (m)

3g. Landscaping, lighting and street furniture (See sections B8, C1 – C7, F6 – F8 and I1 – I4 of the Design Code)	Office Use Only Compliant with the LGLPLDO?
<p><b>Please provide a plan showing details of the following.</b></p> <p>Soft landscaping and planting plan (including species selection)</p> <p>Hard landscaping details and materials</p> <p>Location of lighting, if required</p> <p>Location of street furniture, if required</p> <p><b>Please provide the detailed specification for lighting and street furniture.</b></p>	

**Section 4 – Sustainable Design Standards**  
For proposals involving the erection of new buildings only

4a. Buildings must meet the sustainable design standards set out in section A10 of the Design Code	Office Use Only Compliant with the LGLPLDO?
<p>1. 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> </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>	



**2. Please state what BREEAM standard will be achieved?**

BREEAM Standard	Yes / No
Very Good	
Excellent	
Outstanding	

If the BREEAM standards set out in paragraph A10.3 of the Design Code can not be achieved please explain why.

**Section 5 - Construction Details**  
**For proposals involving the erection of new buildings only**

<b>5a. HSE Consultation Zone (see paragraph A1.4 – A1.5 of the Design Code)</b>	<b>Office Use Only</b> Compliant with the LGLPLDO?
<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>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>	

<b>5b. The piling method - must be carried out in accordance with section D.7 of the Code of Construction Practice</b>	<b>Office Use Only</b> Compliant with the LGLPLDO?
<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>	

<b>5c. Plot Foul and Surface Water Drainage (see sections E1 – E2 of the Design Code) &amp; Flood Warning and Evacuation Plans</b>	<b>Office Use Only</b> Compliant with the LGLPLDO?

<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>Please state the maximum number of people likely to be present in the building at any one time.</p> <p><b>Please provide plans and drawings showing the scheme submitted to 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><b>Please provide plans and cross-sectional drawings of any swales, attenuation ponds and outfalls (if required).</b></p> <p><b>If box culverts are required, please provide plans and sections.</b></p> <p><b>Please provide details and plans of any temporary drainage system.</b></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 ensue the safety of occupants and users of the development.</p>	

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

<p><b>6a. Remediation Strategy</b></p>	<p><b>Office Use Only</b> Compliant with the LGLPLDO?</p>
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**Please enclose a copy of the written approval from Thurrock Council of the remediation strategy.**

**Note** - Please see informative below.

LGLPLDO PNF - Draft V4

## 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				Office Use Only Compliant with the LGLPLDO?
	Existing No. of spaces	Proposed No. of spaces	Bay dimensions (m)	
Articulated HGV				
Rigid HGV				
Van				
Car				
Cycle				
Powered two wheeled vehicle				
Disabled parking				

7b. Loading, unloading and turning space - (see section B2 of the Design Code)		Office Use Only Compliant with the LGLPLDO?
Please complete the table below.		
	Area to be provided (m <sup>2</sup> )	
Loading		
Unloading		
Service Yard Circulation Area		
Please identify all of the above areas on the site layout plan.		

<b>7c. Internal access roads, footpaths, cycleways and verges</b> – (see sections B7 and F1 – F5 of the Design Code)	<b>Office Use Only</b> Compliant with the LGLPLDO?
<b>Please provide detailed plans and cross-sectional drawings showing the following details as appropriate.</b>  Width of road(s) Materials Service corridors Drainage channel Width of footpath and verges Materials for cycle path Roundabouts and junctions	

<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 LGLPLDO?
<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

<b>8a. Plans / Drawings</b> 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.	<b>Office Use Only</b> Included Yes/ No          
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## 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 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, 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 LGLPLDO</b> Thurrock Council considers that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order.	
<b>Signature:</b>	<b>Date:</b>
<b>10b. Non-compliance with the LGLPLDO</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, for the reasons outlined below.	
<b>Signature:</b>	<b>Date:</b>

## **Informatives**

### **Plans and Drawings**

The site location plan / redline site plan needs to clearly identify the site in question via a redline 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. 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.

### **Number of Copies**

Please provide **2 hard copies** of the completed application form and all supporting / accompanying documentation (plans, studies, reports, etc.).

### **Electronic Copies**

Please provide electronic copies (on CD and in pdf format), of all documentation / information submitted in relation to the application.

### **Notification Fee**

Please review the LGLPLDO fee schedule to calculate the applicable notification fee for your proposal. All cheques should be made payable to Thurrock Council.

### **Submitting the Form**

Please send the completed form, fee and supporting / accompanying documentation and CD to:

**Major Projects,  
Planning and Transportation Directorate,  
Thurrock Council,  
Civic Offices,  
New Road,  
Grays,  
Essex  
RM17 6SL**

### **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 Thurrock Council.

Email. [LGLPLDO@Thurrock.gov.uk](mailto:LGLPLDO@Thurrock.gov.uk)

Tel No. **01375 366544**

Address. **Major Projects  
Planning and Transportation Directorate,  
Thurrock Council,  
Civic Offices,  
New Road,  
Grays,  
Essex  
RM17 6SL**

LGLPLDO PNF - Draft V4