



**London Borough of Barking and Dagenham Employment
Areas Local Development Order and Statement of
Reasons.**

Barking and Dagenham: a business friendly borough

June 2014

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Barking and Dagenham: London's Newest Opportunity

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Barking and Dagenham Employment Area Local Development Order

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Barking and Dagenham: London's Newest Opportunity

The Council's overarching vision is encouraging growth and unlocking the potential of Barking and Dagenham and its residents. This Local Development Order has been devised to encourage growth in line with the Council's emerging Economic Growth Strategy.

Barking and Dagenham has some of the best value land for development and the most affordable premises for businesses, both large and small, in London. It also has some of the capital's largest stretches of undeveloped riverside frontage.

The borough combines the advantages of London's unmatched accessibility and markets, with the benefits of the suburbs – with 530 hectares of Green Belt land, plus 25 parks and open spaces, and tree lined streets.

Barking and Dagenham has a long history of manufacturing excellence. Industry flourished thanks to strategic transport links, proximity to substantial markets and a skilled population with competitive wages and committed to hard work – these strengths continue to make Barking and Dagenham a great place to do business today.

The borough is turning its manufacturing strengths and rich industrial heritage into creating a low carbon future, while winning high profile accolades for quality buildings and developments such as the award for Best European Public Space for Barking Town Square.

The Rivers Thames and Roding, which played such a key role in the borough's economic heritage, remain central to its future, not only in terms of transporting freight, but also in delivering a high quality place in which to live and work.

A four-year £15million Local Economic Growth Initiative programme enabled the opening of Barking Enterprise Centre and Dagenham Business Centre, and helped build a strong foundation for comprehensive enterprise and business support. As a result, Barking and Dagenham has one of the highest business start-up rates of any borough in the country.

The Council are proud to announce that the London Borough of Barking and Dagenham recently won **Best All Round Small Business Friendly Borough Award** supported by the London Region of The Federation of Small Businesses (FSB) and London Councils inaugural awards. The awards are designed to recognise local council support for small businesses.

More than 20,000 new homes are proposed to be built in the borough over the next 15 years which, in turn, will bring new businesses and customers into the borough.

A Well Connected Place

Barking and Dagenham is at the heart of East London with excellent road and public transport links. Stratford, Canary Wharf, The Royal Docks and the City of London are all accessible within 20 minutes. Crossrail will result in Chadwell Heath station being a 24 minutes journey to Liverpool Street and under an hour to Heathrow. The A13 also leads west to London City Airport in under ten minutes. Stansted and Southend airports can be reached in under an hour. The A12, A13, and A406 provide convenient access to Central London, the M11 corridor, the M25 and the wider South East including the new London Gateway Port complex at Stanford-le-Hope.

The borough's position makes it ideal as a location for businesses serving London and the south east. This includes the substantial logistics sector already in the borough which could be supplemented by a range of enterprises offering support. Some of the companies that have taken advantage of Barking and Dagenham's location include Ford's, British Bakeries, Innovative Output Solutions, DHL, UPS, TNT and Kuehne + Nagel.

Barking and Dagenham also offers scope for further sustainable freight movements with more safeguarded wharves than any other London Borough. Rail freight capacity is also available including direct access onto the High Speed 1 line into continental Europe. The River Thames also has active wharves at Ford, Dagenham Dock and River Road and more than 2km of frontage for public access at Barking Riverside. Barking and Dagenham therefore offers some of the most extensive undeveloped stretches of riverside frontage in London.

London Sustainable Industries Park (LSIP)

The LSIP at Dagenham Dock will be the UK's largest concentration of environmental industries and technologies with significant opportunities for investment.

Leading green enterprises already present at the LSIP are: Closed Loop Recycling (turning used food grade plastic into new packaging), Berryman Glass (glass recycling), Van Dalen UK (Recycled materials), K & D Joinery (building for the retrofit market), ING Solar (design and installation of photovoltaic systems) and OCL Regeneration (recycled aggregates) are benefiting from being based at the LSIP.

Superb transport links into Central London provide a powerful incentive for those businesses locating in the Park. Dagenham Dock is served both by the C2C train service with fast connections to Central London and the East London Transit (ELT) offers easy connections to Barking and Ilford town centres.

There are significant opportunities for new sustainable industrial development at the LSIP. For further information visit www.londonsip.com

Businesseast: attractive large scale site combining bio-science and business

Businesseast, the former 44 hectare Sanofi site, is located opposite Dagenham East station on the District Line.

The site offers easy access to London, significant vacant brownfield land, dry and

wet laboratory space, sterile and temperature-controlled buildings, air handling systems, micro labs and associated offices. All these facilities would be prohibitively expensive to build from scratch, underlining the hugely attractive offer the area provides.

The site is ideally placed for development as a leading-edge science park for individual companies or a university or group of universities. Some existing lab buildings can be maximised through development into individual units for research, or as the base for start-up companies active in research and development, biotech and the pharmaceutical or bioscience sectors.

For further information visit www.business-east.co.uk

South Dagenham & Beam Park West: large scale brownfield sites with great potential

The restructuring of Ford means two substantial development sites are available. Beam Park West offers over 15 hectares with a new Planning Prospectus setting out a range of opportunities.

AXA REIM have recently obtained planning consent for 38,090sqm B1, B2, B8 development on a 9 hectare site north of Dagenham Dock station (Orion Park) providing new units on the basis of freehold/leasehold design and build development, constructed to occupiers specific requirements. Developments can be delivered within 12 months of parties agreeing contracts.

For information visit: www.orionpark.co.uk

London's Newest Opportunity

Full details of London's Newest Opportunity can be found at:
www.lbbd.gov.uk/londonsnewestopportunity

Statement of Reasons for London Borough of Barking and Dagenham Employment Areas Draft Local Development Order

1. Introduction

- 1.1 This document provides a Statement of Reasons for the Draft Barking and Dagenham Employment Areas Local Development Order (LDO) and a copy of the Draft LDO itself. The LDO has been made to support the objectives of the Council's emerging Economic Growth Strategy and to make it easier for developers to comply with Local Plan policy.
- 1.2 Article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO) paragraph (1) outlines that 'where a local planning authority propose to make an LDO they shall first prepare:
- (a) A draft of the order; and
 - (b) A statement of their reasons for making the order'.
- 1.3 A draft of the Order follows this statement.
- 1.4 Article 34, paragraph (2) of the DMPO states that 'the statement of reasons shall contain:
- (a) A description of the development which the order would permit; and
 - (b) A plan or statement identifying the land to which the order would relate'.
- 1.5 The text in this document acts as the statement of reasons for making the LDO. A plan identifying the land to which the LDO relates is attached as Appendix A.
- 1.6 The Council have already undertaken a Habitats Regulations Assessment Screening Report for the Core Strategy and Borough Wide Development Policies DPD. The results of this Screening Report, which were agreed by Natural England, were that the suite of documents would not result in likely significant effects upon a Natura 2000 site. Given that the LDO implements policy CE4 of the Core Strategy it is considered it is not necessary to do a separate screening for this LDO.

2. Consultation on the LDO

- 2.1 The Council undertook public consultation on the Employment Areas LDO for a period of six weeks from 8 November 2013 to 20 December 2013 in compliance with the publicity and consultation requirements of Article 34 of the Town and Country Planning (Development Management Procedure)(England) Order 2010. This included consultation with the Barking

and Dagenham Chamber of Commerce and local Business Forums.

- 2.2 This version will be reported to Barking and Dagenham council's Assembly on 12th June 2014 for approval.

3. Purpose of the LDO

- 3.1 The purpose of the Barking and Dagenham Employment Area LDO is to extend the range of permitted development rights in the borough's designated employment areas to allow businesses to change use or make certain alterations without the need for planning permission. The changes of use allowed by the HMO are consistent with Core Strategy Policy CE4 of the Local Plan. It is intended that the LDO will make it easier for businesses to diversify or move to bigger premises without the hurdle of seeking planning consent. It therefore helps implement the Council's emerging Economic Growth Strategy and the Council's Local Plan.

4. Area covered by the LDO

- 4.1 The LDO relates to all employment areas designated on the London Borough of Barking and Dagenham's Local Plan Proposals Map (February 2012) as Strategic Industrial Locations (SILs) or Locally Significant Industrial Sites (LSISs) excluding the Sanofi site and Ford Stamping Plant. These are shown on the plan attached as Appendix A. These comprise:

- Kingsway Industrial Estate (SIL)
- River Road Employment Area (SIL)
- Rippleside (SIL)
- Dagenham Dock (SIL)
- Ford (SIL)

- Freshwater Road (LSIS)
- Sterling and Wantz Industrial Estate (LSIS)
- Hertford Road (LSIS)
- Fresh Wharf (southern part) (LSIS)
- Gascoigne Business Area (LSIS)
- Lyon Business Park (LSIS)

5. What does the LDO permit?

- 5.1 An LDO is a grant of planning permission through Section 61A of the Town and Country Planning Act 1990, as amended.
- 5.2 In addition to existing permitted development rights and in line with Core Strategy Policy CE4 of the Local Plan the Barking and Dagenham Employment Areas LDO will grant planning permission within the employment

areas shown on the plan in Appendix A for the following changes of use. These rights do not apply to sites within 20 metres of the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:

- (a) Change of use from B2 to B8 of the Use Classes Order;
- (b) Change of use from B1, to B2 or B8 of the Use Classes Order;
- (c) Change of use from B8 to B1(b), B1(c) or B2 of the Use Classes Order;
- (d) Change of use from D1 to B1(b), B1(c), B2 or B8 of the Use Classes Order;

5.3 In addition to existing permitted development rights the Barking and Dagenham Employment Areas LDO will grant planning permission within the employment areas shown on the plan in Appendix A for the following development for B1(b), B1(c), B2 and B8 uses:

- (a) Installation of new windows where they are more than 20 metres from the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:
- (b) Replacement windows and recladding of building exteriors where they are more than 5 metres from the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:

5.4 In line with Core Strategy Policy CE4 of the Local Plan development is not permitted by this LDO for the following:

- North of the A13 a change of use from B1, B2 or D1 to B8 if the change of use would involve floorspace of 1,000 square metres or above
- Within Dagenham Dock (as shown in Appendix A) change of use from B1, B2 or D1 to B8 and any other change of use permitted by this LDO to a use which is not in the environmental industries sector.

5.5 This LDO does not introduce any additional permitted development rights for waste management uses. This includes Dagenham Dock and therefore for the purposes of this LDO they are excluded from the definition of environmental industries. This is because the Council has a clearly defined strategy for meeting the waste apportionment set by the Mayor of London and granting additional permitted development rights for waste management uses would undermine this. Therefore planning applications for waste management uses will continue to be necessary and will be determined against the policies in the Joint Waste Plan.

<http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Pages/JointWastePlan.aspx>).

5.6 This LDO does not permit development which has an unacceptable impact on the surrounding transport and road network. Therefore for changes of use to a building between 2,499 and 3,999 square metres of floorspace a transport statement must be submitted. For changes of use involving a building over 3,999 square metres of floorspace a transport assessment must be submitted.

This is to allow the Council to determine whether the proposed change of use has an unacceptable impact on the surrounding transport and road network.

6. Conditions

6.1 The LDO is subject to the following conditions:

General Conditions

- GC1 Any planning conditions imposed on the existing planning consent for the current lawful use will continue to apply to any change of use permitted under this LDO. For the avoidance of doubt the Council will supply a list of existing planning conditions when it confirms any LDO notification.
- GC2 The LDO and the terms within it will be active for a period of three years following the day of its adoption on 12 June 2014 and will expire following this period. It will cease to apply on the Day following the third anniversary of its adoption, i.e. 12 June 2017.
- GC3 Subject to these conditions, uses which have started under the provision of the LDO can continue even if the LDO expires or is modified, but no new changes of use will be allowed under the terms of the LDO following its expiry without express planning permission.

Specific conditions

- SC1 A transport statement will be required for any change of use to a building over 2499 square metres gross floorspace and a transport assessment for any change of use to a building over 3999 square metres floorspace.

Reason.

In line with Policy BR10 of the Council's Local Plan to ensure changes of use do not have an unacceptable impact on the surrounding transport and road network.

7. Informatives

- IN1 The LDO does not grant consent for the change of use of, or modifications to, any existing or future listed buildings situated within the boundary of the LDO area, which must be the subject of planning permission.
- IN2 The LDO does not grant consent for Schedule 1 and Schedule 2 development (for which an Environmental Statement is required) within the meaning of regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations

2011

- IN3 The LDO does not remove the requirement for development to comply with all other relevant UK and international legislation for example advertisement consent, licensing regulations and the Building Regulations.
- IN4 Approval for permitted development granted under this Order is based on the information submitted with the application. If this information is found to be incorrect, the proposal would no longer be permitted under the LDO and any approval given would be null and void. A full planning application would then be required to regularise the development.
- IN5 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency may be required for any proposed works or structures in, under, over or within 8 metres of a watercourse (16m for the tidal sections of the River Thames) and flood defence structures.
- IN6 The Borough's safeguarded wharves are safeguarded by Ministerial Direction and policy 7.26 of the London Plan 2011 (which will be replaced by the Further Alterations to the London Plan in 2015) which protects them for waterbourne freight handling uses. Therefore, any changes which result in the loss of these uses, or restrict the potential for non-operational wharves to be reactivated for waterbourne cargo handling uses, will not be allowed.
- IN7 When the Council confirms a LDO notification by a developer it will also confirm the existing planning conditions that apply to the development. To vary any existing planning conditions an application will then need to be made to the Council in the normal way.
- IN8 HSE consultation zones exist on Dagenham Dock around the Stolthaven complex and the around the East Ham Gas Holder station. These are shown in Appendix B. Where any change of use is likely to increase the number of people working at the premises the HSE must be consulted. The LDO does not waive this requirement.

8. Community Infrastructure Levy (CIL)

- 8.1 Permitted development may be liable to pay CIL (CIL Regulation (3)(a)(ii)) from 6 April 2013. When you intend to commence development permitted by an LDO you must submit a Notice of Chargeable Development to the local authority before you commence this development. The CIL charge is then calculated and applied by the Council (if the development is liable to pay the charge) just as though planning permission had been issued. This form can be found on the Council's website:

<http://www.lbbd.gov.uk/Environment/planning/Pages/AdoptedMayoralCIL.aspx>

Please contact us on 020 8724 8097 if you require advice on whether your

development is CIL liable.

9. How will the LDO be administered and monitored?

9.1 Notification of proposed development under the Barking and Dagenham Employment Area LDO must be made to the Local Planning Authority prior to commencement of development using the pre-development notification form attached as Appendix C. The application form can also be found on the Council's website:

<http://www.lbbd.gov.uk/Environment/planning/Pages/Applicationformsandvalidationcriteria.aspx>

9.2 Any proposal which fits into the categories permitted by the LDO can take place without planning permission (subject to conditions).

9.3 The Council will acknowledge receipt of submissions by email and within 10 working days of this date the Council will:

- Confirm in writing if development is permitted by the LDO and, if not, why.
- Ask for further information and a further 10 working days to consider the proposal on receipt of that information
- Confirm the existing planning conditions which will continue to apply to the new use permitted by the LDO.

Validation Requirements

- All plans and drawings must include a North point, specify paper size (e.g. A3) and a scale bar indicating a minimum of 0-10metres. The reason for this is that all plans submitted are scanned. Two copies of the plans are required.
- The location plan should identify the land to which the application relates. It should be based on an up-to-date map at a scale of 1:1250 or 1:2500. The site should be edged in red and sufficient roads and buildings should be identified. A blue line should be drawn around any other land owned by the applicant, close or adjoining the site.
- The site plan should typically be at a scale of 1:100 or 1:200 identifying the position of the development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the site boundaries. Where appropriate, the plan should also show the position of the nearest residential property.
- Notice of Chargeable Development (only required if the development is CIL liable)
- A transport statement will be required for any change of use over 2499 square metres and a transport assessment for any change of use over 3999 square metres. Please see condition SC1.

Monitoring

- 9.4 The Council will be monitoring any changes on the ground and should any breaches of the terms of the LDO occur, the council will consider appropriate enforcement action.
- 9.5 The LDO will be formally monitored within the Local Plan (formally known as the Local Development Framework) Authorities Monitoring Report which is published annually. This will highlight how many developments have been allowed under the LDO and the impact this has had on the Employment Areas which it applies to. This will be done using information submitted in the pre-development notification forms.
- 9.6 The LDO will also be subject to a yearly review by the Delegated Decisions Review Panel.
- 9.7 After three years from the date of adoption, the LDO will automatically cease unless the council chooses to renew the LDO in its current or a revised form.

Section 61A of the Town and Country Planning Act 1990

London Borough of Barking and Dagenham

Employment Areas Local Development Order

This Local Development Order (“LDO”) is made by the London Borough of Barking and Dagenham under Section 61A (2) of the Town and Country Planning Act 1990 (as amended).

It applies to the designated employment areas - Strategic Industrial Locations (SILs) and Locally Significant industrial Sites (LSISs) - detailed on the plan in Appendix A.

This LDO grants planning permission subject to conditions and limitations as set out in this Order. Any development that does not comply with the conditions and limitations of this LDO will require planning permission. Unauthorised development will be liable to enforcement action.

The LDO and the terms within it will be active for a period of three years following the day of its adoption on 12 June 2014 and will expire following this period. It will cease to apply on the Day following the third anniversary of its adoption, 12 June 2017.

Subject to these conditions, uses which have started under the provision of the LDO can continue even if the LDO expires or is modified, but no new changes of use will be allowed under the terms of the LDO following its expiry without express planning permission.

Class 1

Permitted Development

In addition to existing permitted development rights the Barking and Dagenham Employment Areas LDO will grant planning permission within the employment areas shown on the plan in Appendix A for the following changes of use. These rights do not apply to sites within 20 metres of the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:

- (a) Change of use from B2 to B8 of the Use Classes Order;
- (b) Change of use from B1, to B2 or B8 of the Use Classes Order;
- (c) Change of use from B8 to B1(b), B1(c) or B2 of the Use Classes Order;
- (d) Change of use from D1 to B1(b), B1(c), B2 or B8 of the Use Classes Order;

In addition to existing permitted development rights the Barking and Dagenham Employment Areas LDO will grant planning permission within the employment areas shown on the plan in Appendix A for the following development for B1(b), B1(c), B2 and B8 uses::

- (a) Installation of new windows where they are more than 20 metres from the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:

- (b) Replacement windows and recladding of building exteriors where they are more than 5 metres from the boundary of existing residential properties or residential properties with the benefit of planning permission whether built or not:

Development not permitted

Development is not permitted by this LDO for the following:

- (a) North of the A13 a change of use from B1, B2 or D1 to B8 if the change of use would involve floorspace of 1,000 square metres or above
- (b) Within Dagenham Dock (as shown in Appendix A) change of use from B1, B2 or D1 to B8 and any other change of use permitted by this LDO to a use which is not in the environmental industries sector.

This LDO does not introduce any additional permitted development rights for waste management uses. Planning applications for waste management uses will continue to be necessary and will be determined against the policies in the Joint Waste Plan. <http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Pages/JointWastePlan.aspx>.

This LDO does not permit development which has an unacceptable impact on the surrounding transport and road network. Therefore for changes of use between 2,499 and 3,999 square metres of floorspace a transport statement must be submitted. For changes of use involving over 3,999 square metres of floorspace transport assessment must be submitted. This is to allow the Council to determine whether the proposed change of use has an unacceptable impact on the surrounding transport and road network.

General Conditions

- GC1 Any planning conditions imposed on the existing permitted development will continue to apply to any change of use permitted under this LDO. For the avoidance of doubt the Council will supply a list of existing planning conditions when it confirms a LDO notification.
- GC2 The LDO and the terms within it will be active for a period of three years following the day of its adoption on 12 June 2014 and will expire following this period. It will cease to apply on the Day following the third anniversary of its adoption, i.e. 12 June 2017.
- GC3 Subject to these conditions, uses which have started under the provision of the LDO can continue even if the LDO expires or is modified, but no new changes of use will be allowed under the terms of the LDO following its expiry without express planning permission.

Specific conditions

- SC1 A transport statement will be required for any change of use to a building over

2499 square metres gross floorspace and a transport assessment for any change of use to a building over 3999 square metres floorspace.

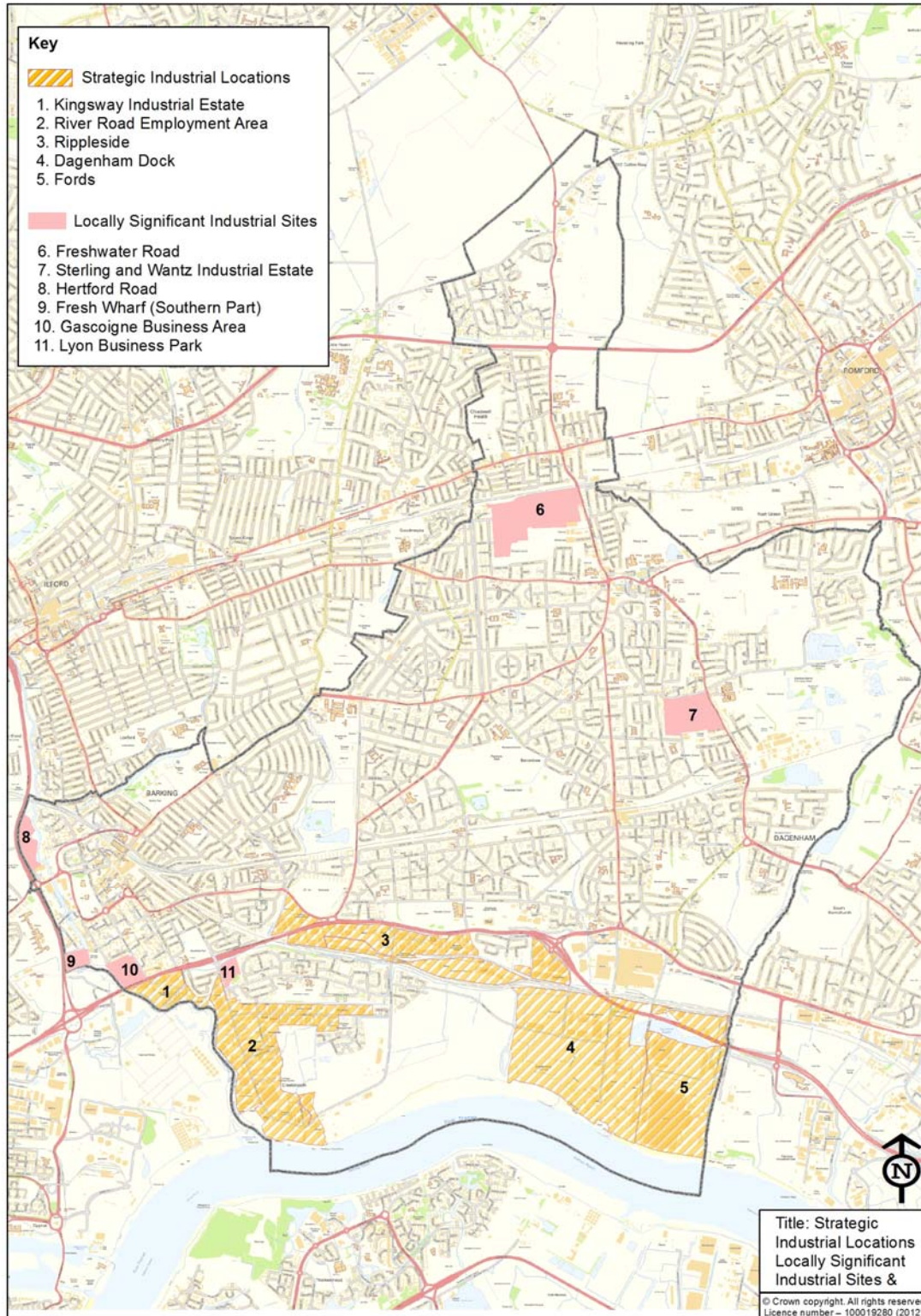
Reason.

In line with Policy BR10 of the Council's Local Plan to ensure changes of use do not have an unacceptable impact on the surrounding transport and road network.

Informatives

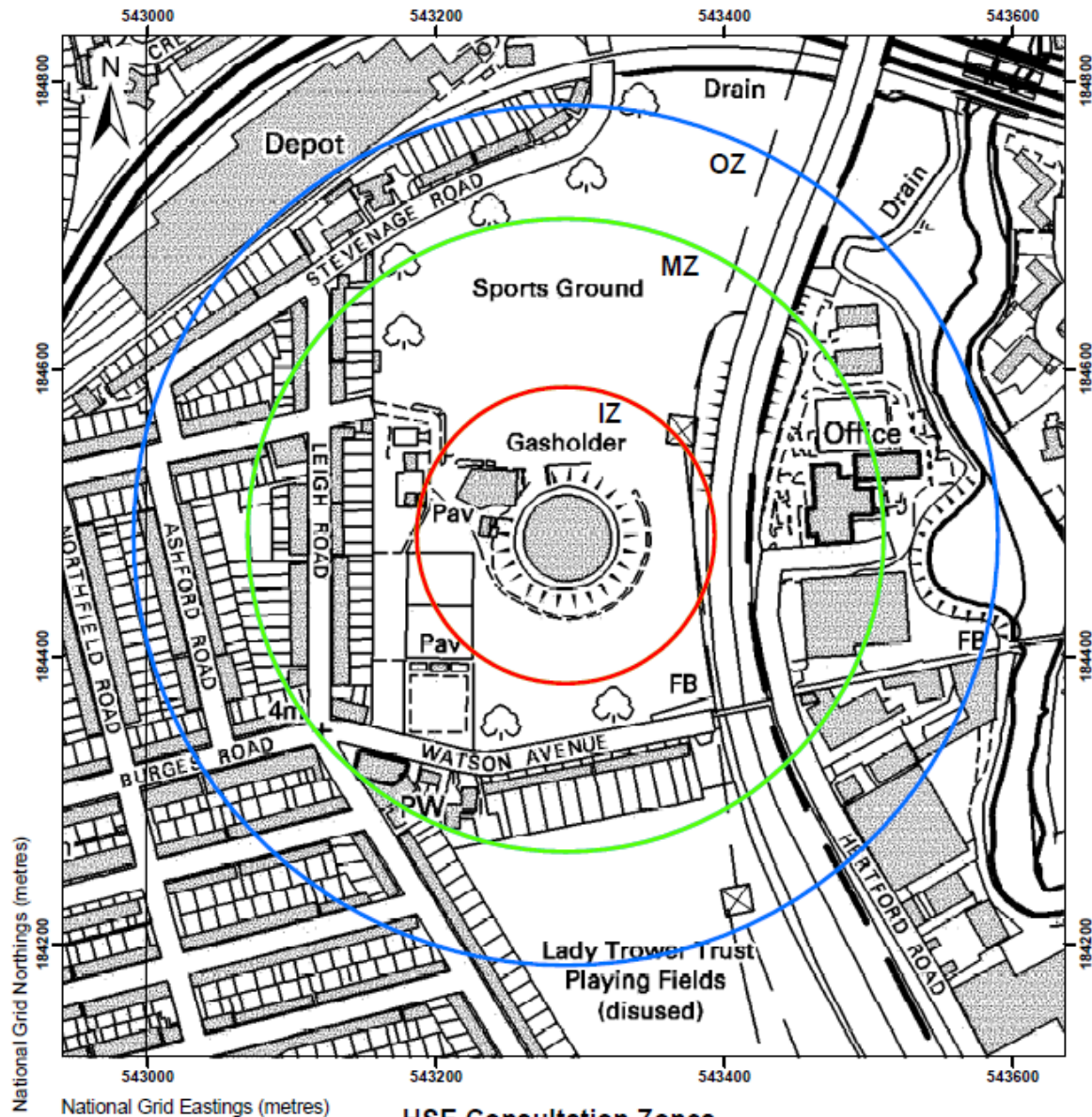
- IN1 The LDO does not grant consent for the change of use of, or modifications to, any existing or future listed buildings situated within the boundary of the LDO area, which must be the subject of planning permission.
- IN2 The LDO does not grant consent for Schedule 1 and Schedule 2 development (for which an Environmental Statement is required) within the meaning of regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011
- IN3 The LDO does not remove the requirement for development to comply with all other relevant UK and international legislation for example advertisement consent, licensing regulations and the Building Regulations.
- IN4 Approval for permitted development granted under this Order is based on the information submitted with the application. If this information is found to be incorrect, the proposal would no longer be permitted under the LDO and any approval given would be null and void. A full planning application would then be required to regularise the development.
- IN5 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency may be required for any proposed works or structures in, under, over or within 8 metres of a watercourse (16m for the tidal sections of the River Thames) and flood defence structures.
- IN6 The Borough's safeguarded wharves are safeguarded by Ministerial Direction and policy 7.26 of the London Plan 2011 (which will be replaced by the Further Alterations to the London Plan in 2015) which protects them for waterbourne freight handling uses. Therefore, any changes which result in the loss of these uses, or restrict the potential for non-operational wharves to be reactivated for waterbourne cargo handling uses, will not be allowed.
- IN7 When the Council confirms a LDO notification by a developer it will also confirm the existing planning conditions that apply to the development. To vary any existing planning conditions an application will then need to be made to the Council in the normal way.
- IN8 HSE consultation zones exist on Dagenham Dock around the Stolthaven complex and the around the East Ham Gas Holder station. These are shown in Appendix B. Where any change of use is likely to increase the number of people working at the premises the HSE must be consulted. The LDO does not waive this requirement.

Appendix A: Plan showing areas included within the Barking and Dagenham Employment Areas LDO



Appendix B

East Ham HSE Consultation Zone



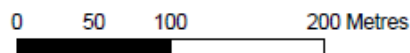
HSE Consultation Zones

Transco, East Ham Holder Station, Southend Road, East Ham, London, E6 2AS

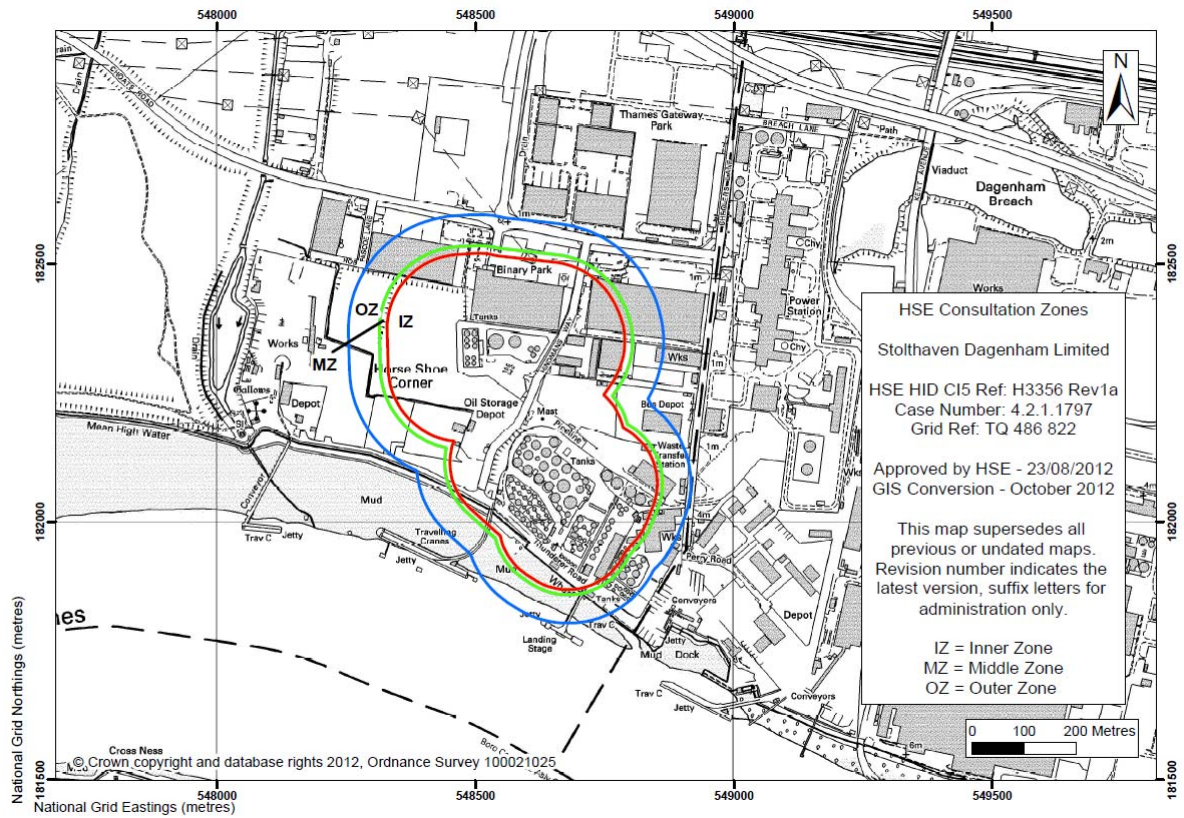
HSE HID CI5 Ref: H1750
Grid Ref: TQ 431 845

Prepared - November 2006
This map supersedes all previous or undated maps

IZ = Inner Zone
MZ = Middle Zone
OZ = Outer Zone



Dagenham Dock – Stolthaven Consultation Zone



Appendix C: Pre-development Notification Form

By submitting this form you are requesting that the London Borough of Barking and Dagenham confirm whether the works you are proposing would constitute permitted development under the additional rights granted by the Barking and Dagenham Employment Areas Local Development Order (LDO).

In assessing this form and the plans provided, the Council will only consider whether your proposal is of a type which constitutes permitted development as provided for by the LDO and, as such, no opinion will be provided on other forms of potentially permitted development. With regard to planning, this will constitute a formal response as required by the Order. Please note that your development will still be subject to the normal requirements with regard to the need for Building Regulation consent and other legislation.

Please complete this form and return to the Council together with the:

- Location plan (scale 1:1250 or 1:2500)
- Site plan (1:100 or 1:200)
- Notice of Chargeable Development (where development is CIL liable)

All measurements should be provided in metric and floor areas specified as gross internal area (GIA).

The 'pre-notification' fee (£50) must be paid to the Council with your submission. Cheques should be made payable to 'London Borough of Barking and Dagenham'.

The Council will acknowledge receipt of your submission by email (it is therefore essential that an email address is provided). Within 10-working days of receipt of your submission the Council will:

- Confirm in writing (or by email) if development is permitted by the LDO and, if not, why.
- Ask for further information and a further 10 working days to consider the proposal on receipt of that information
- Confirm the existing planning conditions which will continue to apply to the new use permitted by the LDO.

The completed form and drawings should be sent by post to:
Development Management Manager, London Borough of Barking and Dagenham,
Room 104, Town Hall, Barking, IG11 7LU or by email to
planning@lbbd.gov.uk

Applicant	Agent
Name..... Address..... Postcode..... Telephone no..... Email.....	Name..... Address..... Postcode..... Telephone no..... Email.....
Address / location of proposed works	
Description of development or change of use (and Use Classes if known)	
Gross Floor Area of development proposed.....	
Brief statement of why you consider the proposed development to be permitted by the LDO	
Date works will commence on	
<p>Declaration I hereby give notice of my intention to carry out the above works. I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the Barking and Dagenham Employment Areas LDO, I shall carry out the proposed work in accordance with the details included on this form. I understand that any variation from these details may require a re-assessment of the situation.</p> Name..... Signature..... Date.....	
Attached information I attach the following information: Location plan (scale 1:1250 or 1:2500) Site plan (1:500 or 1:200)	

The pre-notification fee of £50 (cheques should be made payable to 'London Borough of Barking and Dagenham')

A transport statement must be submitted for any development between 2500 and 3999 square metres gross floorspace and a transport assessment for any development over 4000 square metres gross floorspace

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Notes:

Freedom of Information Act:

Please note with regard to the above legislation, it is possible that this enquiry, together with any response made by this Council, could be made available for public inspection at some future date.

Building Regulations:

Please contact London Borough of Barking and Dagenham's Building Control Section concerning any separate consent that may be required under the Building Regulations.