

## SIMPLIFIED PLANNING ZONE 2024 NOTIFICATION OF PROPOSED DEVELOPMENT

### 1. DEVELOPERS DETAILS

Name:		Contact Name:	
Address:		Tel No:	
Post Code:		Email :	

### 2. PARTICULARS OF PROPOSED DEVELOPMENT

Address & Building No (include postcode) <sup>1</sup> :			
LPA reference number:		Building(s) Footprint <sup>2</sup> :	<input type="checkbox"/> N/A
Developer reference number:		Site Area:	<input type="checkbox"/> N/A
Percentage of site coverage by Building(s) Footprint:	<input type="checkbox"/> N/A	No. of Storeys:	<input type="checkbox"/> N/A
SPZ or planning consent reference for the existing or demolished building(s) on-site where applicable:	<input type="checkbox"/> N/A		
Existing or last use of the site:			
Brief particulars of proposed development:			
Maximum height of development <sup>3</sup> :	<input type="checkbox"/> N/A		

<sup>1</sup> Please include postal and building address.

<sup>2</sup> Including any retained buildings, bridges/atriums between units or substation switchrooms but excluding any plant, plant gantry and deck parking facilities. Please provide this measurement in Gross External Area.

<sup>3</sup> Including screening or enclosure but excluding stacks / flues which can be maximum of 3m higher than the maximum height specified for that zone.

2a) Category of development:

- Demolition
- Minor works<sup>4</sup> - please provide a brief summary of the development proposed:

- Plot redevelopment
- Change of use permissible through the SPZ<sup>5</sup>

2b) Does the site set aside a minimum of six percent for landscape treatment? <sup>6</sup> :	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
2c) Does the scheme accord with the design criteria specified within the Design Code (Appendix 1 of the SPZ)? <sup>7</sup> :	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
2d) Does the scheme comply with Informative xlv) of the SPZ?:	Yes <input type="checkbox"/> No <input type="checkbox"/>
2e) Does the proposed development fall within the areas of archaeological potential shown in SPZ Plan 5 contained within the Written Scheme of Investigation (WSI) (Appendix 7 of the SPZ)? <sup>8</sup> :	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
2f) If yes, does the proposed development accord with Condition 50 of the SPZ?:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

**The development involves:-**

Construction of new buildings:		Construction of new access to public highway:	
Extension:		Alteration of existing access to public highway:	
Change of use:		Minor Works:	

<sup>4</sup> Minor works are defined as development which does not involve a change of floorspace of any permissible use through the SPZ and includes the installation of Photovoltaic Panels on new or existing buildings, the erection of walls and other means of enclosure and CCTV Masts and associated equipment. Refurbishment works to existing buildings are not covered within this definition and this type of works are to be covered through a separate form.

<sup>5</sup> This category of development does not involve any external physical works or a change in floorspace, a change of use which does involve external physical works or a change in floorspace would be covered by the other categories of development (either Minor Works or plot redevelopment).

<sup>6</sup> Question 2b) only applies to plot redevelopment, for all other types of development tick the N/A box and skip to Question 2c).

<sup>7</sup> Question 2c) only applies to development located on the Street Types (Bath Road, Primary, Secondary and Tertiary), if the development is not located on an identified Street Type, then tick the N/A box and skip to Question 2d).

<sup>8</sup> Question 2e) only applies to plot redevelopment, for all other types of development tick the N/A box and skip to the next Section 'The development involves'.

**3. ZONING OF SITE IN SPZ SCHEME (see Plan 2 of the SPZ):**

- Sensitive Boundary Sub-Zone
- Service Use Sub-Zone
- Power Station Sub-Zone
- Highway Safeguarding Sub-Zone
- N/A

**4. DEVELOPMENT HEIGHT ZONE (see Plan 3 of the SPZ):**

- Development Height Zone 36m
- Development Height Zone 31m
- Development Height Zone 25m
- Development Height Zone 20m
- Development Height Zone 18m
- Development Height Zone 15m
- Development Height Zone 12m
- Development Height Zone 7m
- Development Height Zone 3m
- N/A

**5. STREET TYPES (see Plan 2 of the SPZ)**

- Bath Road
- Primary Street
- Secondary Street
- Tertiary Street
- Does not adjoin any of the street types (Please skip to Section 8)
- N/A (Please skip to Section 8)

If the development has plot boundaries that align with more than one street type, please tick all boxes which apply.

**6. PRINCIPAL FRONTAGE AND NON-PRINCIPAL FRONTAGE<sup>9</sup>**

Please identify which street is the principal frontage:	
Please identify what Street Type the Principal Frontage is on:	<input type="checkbox"/> Bath Road (please fill out Section 7a – c) <input type="checkbox"/> Primary Street (please fill out Section 7d – f) <input type="checkbox"/> Secondary Street (please fill out Section 7g – l) <input type="checkbox"/> Tertiary Street (please fill out Section 7q – v)
Please confirm what Street Type any Non-Principal Frontage(s) are on:	<input type="checkbox"/> Bath Road <input type="checkbox"/> Primary Street <input type="checkbox"/> Secondary Street (please fill out Section 7m – p) <input type="checkbox"/> Tertiary Street (please fill out Section 7w – z) <input type="checkbox"/> No other boundaries adjoining a Street Type

**7. SETBACK LINE & BUILT FORM**

<sup>9</sup> Section 6 only applies to plot redevelopment if located on the Street Types (Bath Road, Primary, Secondary and Tertiary), for all other types of development or for plot redevelopment that isn't located on the Street Types skip to Section 8. Refer to Appendix 1 of the SPZ for an explanation on how to identify the Principal Frontage.

<p><b>Development on Bath Road</b></p> <p><b>This section (7a – 7c) only applies to the principal frontage of new development located on Bath Road.</b></p>
<p>7a) Is the proposed building frontage of new buildings(s) set back from the plot boundary by a minimum of 10m including a minimum 8m Landscape Strip?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>7b) Is the proposed building(s) on the principal frontage over 20m in height and adjacent to buildings (including proposed new buildings) that are over 20m in height?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>7c) If yes, is there a minimum gap of 20m in length between the buildings?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p><b>Development on Primary Streets</b></p> <p><b>This section (7d – 7f) only applies to the principal frontage of new development located on Primary Streets.</b></p>
<p>7d) Is the building frontage of new building(s) set back from the plot boundary by a minimum of 14m including a minimum 5m Landscape Strip?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>7e) Is the proposed building(s) on the principal frontage over 20m in height and adjacent to buildings (including proposed new buildings) that are over 20m in height?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>7f) If yes, is there a minimum gap of 10m in length at the principal frontage of the building between the buildings (substations and any other structures [e.g. cycle stores] that are not part of the main building that are less than 10m in height are excluded from the 10m minimum gap requirement between buildings and can be constructed in this 10m gap)?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p><b>Development on Secondary Streets</b></p> <p><b>This section (7g – 7i) only applies to the principal frontage of new development located on Secondary Streets.</b></p>
<p>7g) Is the proposed building(s) on the principal frontage over 15m in height?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

7h) If yes, is the building frontage of new building(s) set back from the plot boundary by a minimum of 12m including a minimum 3m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7i) Is the proposed building(s) on the principal frontage less than 15m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7j) If yes, is the proposed building on the principal frontage set back beyond a minimum 3m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7k) Is the proposed building(s) on the principal frontage over 20m in height and adjacent to buildings (including proposed new buildings) that are over 20m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7l) If yes, is there a minimum gap of 5m in between the buildings length (substations and any other structures [e.g. cycle stores] that are not part of the main building that are less than 10m in height are excluded from the 5m minimum gap requirement between buildings and can be constructed in this 5m gap)?
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<b>This section (7m – 7p) only applies to the non-principal<sup>10</sup> frontage(s) located on Secondary Streets.</b>
7m) Is the proposed building(s) on the non-principal frontage over 15m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7n) If yes, is the building frontage of new building(s) set back from the plot boundary by a minimum of 6m including a minimum 3m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7o) Is the proposed building(s) on the non-principal frontage less than 15m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7p) If yes, is the proposed building on the non-principal frontage set back beyond a minimum 3m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<b>Development on Tertiary Streets</b>

<sup>10</sup> The non-principal frontage is defined as a development elevation or elevations relating to a plot boundary of the street which has been identified as not the main street type using the steps at 1.3 in the Design Code (Appendix 1 of the SPZ)

<b>This section only (7q – 7v) applies to the principal frontage of new development located on Tertiary Streets.</b>
7q) Is the proposed building on the principal frontage over 12m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7r) If yes, is the building frontage of new building(s) set back from the plot boundary by a minimum of 4m including a minimum 2m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7s) Is the proposed building(s) on the principal frontage less than 12m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7t) If yes, is the building frontage of new building(s) set back from the plot boundary by a minimum of 4m including a minimum 2m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7u) Is the proposed building on the principal frontage over 20m in height and adjacent to buildings (including proposed new buildings) that are over 20m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7v) If yes, is there a minimum gap of 5m in length (substations and any other structures [e.g. cycle stores] that are not part of the main building that are less than 10m in height are excluded from the 5m minimum gap requirement between buildings and can be constructed in this 5m gap) between the buildings?
Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>This section only (7w – 7z) applies to the non-principal frontage(S) located on Tertiary Streets.</b>
7w) Is the proposed building(s) on the non-principal frontage over 12m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7x) If yes, is the building frontage of new building(s) set back from the plot boundary by a minimum of 4m including a minimum 2m Landscape Strip?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7y) Is the proposed building(s) on the non-principal frontage less than 12m in height?
Yes <input type="checkbox"/> No <input type="checkbox"/>
7z) If yes, is the proposed building on the non-principal frontage set back beyond a minimum 2m Landscape Strip?

Yes  No

## 8. DEVELOPMENT ON THE NORTH SIDE OF IPSWICH ROAD<sup>11</sup>

8a) Is the landscaping proposed at the frontage of the plot in accordance with Condition 25 of the SPZ?

Yes  No  N/A

## 9. FLOOR AREA ANALYSIS

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)

## 10. ON SITE VEHICLE PARKING

Existing car parking provision for existing or last use:

10a) Does the proposed development include more than 10 car parking spaces and will development on the site commence in the first five years following the adoption of the SPZ?:

Yes  No  N/A

10b) If yes, does the site provide a minimum of 25% electric car charging provision?:

Yes  No  N/A

10c) Does the proposed development include more than 10 car parking spaces and will

Yes  No  N/A

<sup>11</sup> Section 8 only applies to plot redevelopment located on the north side of Ipswich Road (refer to 'Land to the north of Ipswich Road and south of the railway corridor' on SPZ Plan 2, for all other types of development or for development that isn't located on the north side of Ipswich Road skip to Section 9.

development on the site commence in the latter five years following the adoption of the SPZ?:	
10d) If yes, does the site provide a minimum of 40% electric car charging provision?:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

	Use Class	Min spaces per 'm'	Max spaces per 'm'	Proposed spaces
Cars	E(g)(ii) & E(g)(iii)	1 per 250m <sup>2</sup> to 3,000m <sup>2</sup> then 1 for every 500m <sup>2</sup> over 3,000m <sup>2</sup>	1:55	
	B2	1 per 250m <sup>2</sup> to 3,000m <sup>2</sup> then 1 for every 500m <sup>2</sup> over 3,000m <sup>2</sup>	1:55	
	B8 (storage or distribution)	1 per 250m <sup>2</sup> to 3,000m <sup>2</sup> then 1 for every 500m <sup>2</sup> over 3,000m <sup>2</sup>	1:200	
	Colocation / Data Centres (Class B8)	1 per 250m <sup>2</sup> to 3,000m <sup>2</sup> then 1 for every 500m <sup>2</sup> between 3,000 and 5000, then 1:1000 over 5,000m <sup>2</sup>	1:200	
	Retail and Service Uses (Class E(a), E(b), E(c)(i), E(c)(ii) & E(c)(iii))	Zero (where served by existing parking or appropriate on street provision)	1:30	
Cycles	E(g)(ii), E(g)(iii), B2 & B8 (storage or distribution)	2 per unit then 1 for every 500m <sup>2</sup> over 500 m <sup>2</sup>	N/A	
	Retail and Service Uses (Class E(a), E(b), E(c)(i), E(c)(ii) & E(c)(iii))	2 per unit	N/A	
	Colocation / Data Centres (Class B8)	2 per unit - then 1 for every 500m <sup>2</sup> over 500m <sup>2</sup>	N/A	
Lorries	E(g)(ii)	1 space per 2,000 m <sup>2</sup>	1 per 500m <sup>2</sup> to 2,000m <sup>2</sup> then 1 for every 1,000m <sup>2</sup> over	



			2,000m <sup>2</sup>	
	E(g)(iii)	1 space up to 2,000 m <sup>2</sup> and 1 space per 1,000 m <sup>2</sup> over 2000 m <sup>2</sup>	1 per 500m <sup>2</sup> to 2,000m <sup>2</sup> then 1 for every 1,000m <sup>2</sup> over 2,000m <sup>2</sup>	
	B2	1 space up to 2,000 m <sup>2</sup> and 1 space per 1,000 m <sup>2</sup> over 2000 m <sup>2</sup>	1 per 500m <sup>2</sup> to 2,000m <sup>2</sup> then 1 for every 1,000m <sup>2</sup> over 2,000m <sup>2</sup>	
	B8 (storage or distribution)	1 per 500m <sup>2</sup> to 2,000m <sup>2</sup> then 1 for every 1,000m <sup>2</sup> over 2,000m <sup>2</sup>	N/A	
	Colocation / Data Centres (Class B8)	Not required	1 per 500m <sup>2</sup> to 2,000m <sup>2</sup> then 1 for every 1,000m <sup>2</sup> over 2,000m <sup>2</sup>	
	Retail and Service Uses (Class E(a), E(b), E(c)(i), E(c)(ii) & E(c)(iii))	Not required	Not required	

<b>11. DRAINAGE PROPOSALS</b>	
Surface water disposal:	<input type="checkbox"/> N/A
Foul water disposal:	<input type="checkbox"/> N/A
Trade effluent disposal:	<input type="checkbox"/> N/A
11a) Is the impermeable area of the plot at least 85%?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## 12. DRAWINGS ILLUSTRATING PROPOSED DEVELOPMENT

12a) Please add drawing numbers<sup>12</sup>:

Location Plan (at an identified scale, preferable 1:1250):

Site Plan:

Tracking Plan:

Floorplans:

Elevations:

Roof Plans:

12b) Do the plans show the following details?<sup>13</sup>:

- six percent for landscape treatment
- on-site vehicle parking
- floorspace proposed
- where applicable distance from plot boundary to Principle Frontage and Non-Principal Frontage including depth of landscape strip

Yes  No  N/A

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<sup>12</sup> Insert drawing numbers where relevant for the type of development proposed, by way of an example development proposing plot redevelopment should supply all of the drawings listed in Question 12a) whereas a change of use only needs to supply a Site Location Plan.

<sup>13</sup> Question 12b only applies to development involving plot redevelopment, for all other types of development tick the N/A box and skip to Section 13.

<b>13. BIODIVERSITY</b>	
13a) Does the site have existing Biodiversity value?:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
13b) If yes, how will the existing Biodiversity present on the plot be retained and enhanced (please tick all boxes that apply)?	Existing Biodiversity retained on-plot <input type="checkbox"/> Existing Biodiversity replaced and enhanced with compensatory habitats on-plot <input type="checkbox"/> Existing Biodiversity to be compensated with habitats off-plot <input type="checkbox"/> N/A <input type="checkbox"/>

<b>14. CONSTRUCTION DETAILS</b>	
Anticipated start on site:	
Anticipated practical completion date:	

<b>15. ADDITIONAL INFORMATION</b>



I hereby confirm that it is intended to carry out the development described in this form and on accompanying drawings under the provisions of the Slough Estate Simplified Planning Zone.

Signed		For and on behalf of Developer
	Date	