

Delegated Report

Adjacent Authority Consultation

Planning Application No: 20250577

Location: Land Part Of Tilbury Energy Centre (Tilbury 3) Tilbury Power Station Fort Road Tilbury

Description: Thurrock Borough Council Consultation Hybrid planning application, comprising (1) in the Outline element the following phased development: B2 General Industrial and B8 Storage & Distribution including external storage and ancillary offices, Port-related uses including general haulier parking and a CMAT (Construction Materials and Aggregates Terminal); AND (2) in the Full element the following enabling infrastructure and other works: access and Port estate roads, a rail terminal connecting to the Tilbury2 railway siding, land re-grading and development platforms, utilities, drainage and ecological mitigation.

Applicant: Thurrock Borough Council

Site Visit Date:

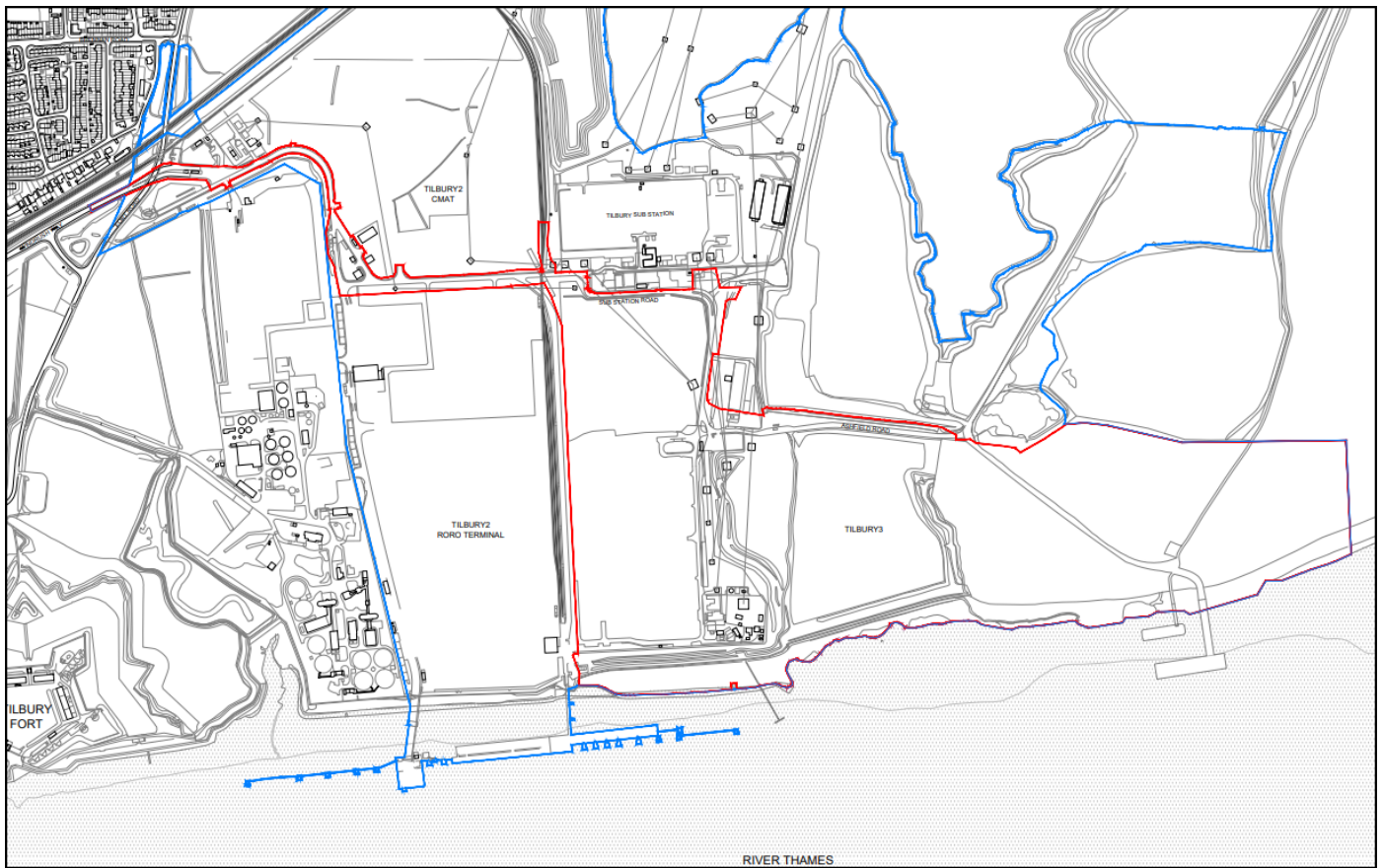
Submitted Documents/Plans

Consultation Letter

Officer's Analysis

This consultation has been submitted to seek Gravesham Borough Councils comments on a planned proposal submitted by Port of Tilbury London. The proposals are for a Hybrid planning application, comprising (1) in the Outline element the following phased development: B2 General Industrial and B8 Storage & Distribution including external storage and ancillary offices, Port-related uses including general haulier parking and a CMAT (Construction Materials and Aggregates Terminal); AND (2) in the Full element the following enabling infrastructure and other works: access and Port estate roads, a rail terminal connecting to the Tilbury2 railway siding, land re-grading and development platforms, utilities, drainage and ecological mitigation.

The location plan is shown below:



The below shows an aerial image of the site:



As can be seen, the site is vast and views of it will be visible from the Riverside Leisure Area, and also the Canal Basin.

Whilst the canal basin is an industrial area, which is somewhat derelict, there is an open planning application under ref 20210270 for ;

Hybrid planning application comprising:

Part A - Full planning application for demolition of existing buildings and structures, construction of a mixed use development comprising C3 and C2 Residential Uses and commercial floorspace (Use Class E), a new river wall, works to Swing Bridge, highway junction improvements at Milton Road and Ordnance Road, associated new public open spaces and public realm improvements, car and cycle parking, landscaping, infrastructure and earthworks and ancillary works; and

Part B - Outline planning application with all matters reserved (apart from access) for demolition of all existing buildings and structures and the construction of a mixed use development comprising C3 Uses and commercial floorspace (Use Class E) with associated vehicular access, car parking, landscaping, associated infrastructure and earthworks and ancillary works.

(The proposed development would consist of up to 1,500 homes and up to 4,500sqm (GIA) of commercial floorspace).

DEPARTURE: Application does not fully accord with the provisions of the Development Plan (Core Strategy Policy CS04).'

It should also be noted that the proposals may be impacted by/impact the following constraints which cover areas to the north boundary of Gravesham Borough:

- Canal Basin Regeneration Area Policy CS04
- Air Quality Management Area
- Thames Estuary and Marshes Ramsar Buffer Zone
- Riverside Conservation Area
- Flood Zones 2 and 3
- Smoke Control Area

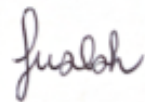
Conclusion

The outlined constraints and visibility of the site from the Riverside Leisure Area/Riverside Conservation Area, and potential residents from outstanding planning applications, should be considered in the development of the scheme.

Recommendation

Observations Sent (No Objection)

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23rd June 2025	Dated:	24 June 2025