



Delegated Report

Adjoining Authorities Application

Application no: 20240878

Location: London Gateway Logistics Park, The Manorway, Stanford Le Hope, Thurrock

Description: Proposed London Gateway Logistics Park Local Development Order 2 (2025) Consultation.

Applicant: Thurrock Council, Major Projects Team-Planning

Site Visit Date: N/A

Submitted Documents/Plans

- Consultation Letter dated 9 October 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231201	Proposed London Gateway Logistics Park Local Development Order 1.5 Consultation (2024).	Observations sent	08.12.2023
20130845	Proposed London Gateway Logistics Park Local Development Order (LDO) Re-consultation	Observations sent	01.11.2013

Officer's Analysis

The application comprises a Thurrock Council consultation on a proposed Local Development Order 2 (LDO 2) for London Gateway Logistics Park.

A Local Development Order (LDO) grants permission for a specified type of development, meaning no planning application is needed.

The London Gateway Logistics Park Local Development Order (LDO 1) was made in 2013. This granted 829,700 sq. m of warehouse (Use Class B8), general industrial (Use Class B2), research and development (Use Class B1(b)) and /or light industrial buildings (Use Class B1(c)) subject to a number of conditions; LDO 1 was to expire in November 2023.

In July 2021 Thurrock Council resolved to commence the procedure to make a new Local Development Order (LDO 2) for the continuation of development at the London Gateway Logistics Park. Whilst work progressed on LDO 2 as an interim measure LDO 1.5 was made which permitted no more than 85,000 sq. m of B8 floorspace; LDO 1.5 was made in February 2024.

For LDO 2 there would be 733,776 m2 of predominantly B8 commercial floorspace of which 412,326 sq. m is already completed or committed under LDO 1 and LDO 1.5 with 321,450 sq. m of commercial floorspace remaining to be consented. LDO 2 also permits up to 3,500 sq. m of outdoor sports facilities and 4,468 sq. m of HGV refuelling and washing facilities. The provision for up to 3,500 sq. m of outdoor sports facilities

such as an Artificial Grass Pitch (AGP) and/or a Multi-Use Games Area (MUGA) is also included.

The site is located well beyond the Gravesham Borough boundary land boundary and the proposal would therefore have no significant impact on the operation or appearance of the Borough or the amenities of its residents. The application should be considered against relevant local and national planning policy as appropriate. Expert advice will be provided as necessary by other consultations undertaken by Thurrock Council.

Recommendation

Observations sent.

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	16th October 2024	Dated:	16th October 2024